

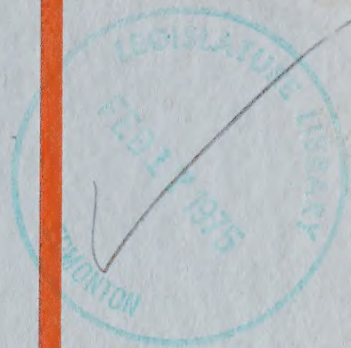
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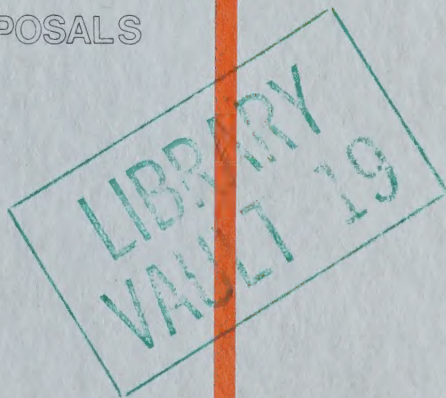
LAND USE
and
RESOURCE DEVELOPMENT
in the
EASTERN SLOPES



PROCEEDINGS
OF THE PUBLIC HEARINGS
INTO
COMMERCIAL RECREATIONAL AND
TOURIST DEVELOPMENT PROPOSALS

JUNE - JULY, 1973

PART XI



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EASTERN SLOPES

PROCEEDINGS
OF THE PUBLIC HEARINGS
INTO
COMMERCIAL RECREATIONAL AND
TOURIST DEVELOPMENT PROPOSALS

JUNE - JULY, 1973


Alberta

ENVIRONMENT CONSERVATION AUTHORITY

2100 COLLEGE PLAZA TOWER 3

8215 112th STREET, EDMONTON, ALBERTA T6G 2M4





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**LAND USE
and
RESOURCE DEVELOPMENT
in the
EASTERN SLOPES**

INTRODUCTION

Alberta

ENVIRONMENT CONSERVATION AUTHORITY



The Environment Conservation Authority held public hearings on land use and resource development in the Eastern Slopes of the Alberta Rockies from June 11 to July 13, 1973. During the course of these hearings, separate hearings were held for the purpose of receiving specific commercial recreation and tourist development proposals. These proceedings have been extracted from the original record of the proceedings of the hearings and are reproduced herein as a separate document.

Each proposal was presented by the sponsoring agency and then subjected to heavy questioning by the Authority. The participating audience was then given the opportunity to comment and question the proposer, after which the proposer gave reply, usually in the form of a rebuttal, augmented with any additional material which he deemed relevant.

OLDMAN RIVER BASIN PROPOSALS



ENVIRONMENT CONSERVATION AUTHORITY



216-5

WEST CASTLE

Presented to:

ENVIRONMENT CONSERVATION AUTHORITY
ALBERTA

By

CASTLE MOUNTAIN RESORT LTD.

May 16, 1973

Presented by:

D. McKim

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PREFACE

This planning report outlines the continued development of West Castle as a year-round vacation and recreational complex, and gives particular attention to the impact the selection as site for the alpine and nordic ski competitions of the 1975 Canada Winter Games will have on its development.

It is important to note that West Castle is the only major ski development at the present time in the Canadian Rockies that has the geographic potential of being a year-round holiday complex. And further, the only major development, at the present time, in the Canadian Rockies, solely under the jurisdiction of the Government of Alberta.

The preparation of the development plan for West Castle has involved the efforts of many people, from governmental agencies, sport societies, to private consultants, all of whom have been concerned with the inter-relationships of man and nature. The plan provides guidelines which reflect this concern.

"There is much comfort in high hills
And a great easing of the heart.
We look upon them, and our nature fills
With loftier images from their lift apart.
They set our feet on curves of freedom, bent
To snap the circles of our discontent."

Geoffrey Winthrop Young

BASIS FOR REPORT

Specific Purposes - The report has been compiled to:

1. State the need for such a facility in Southern Alberta. The residents of Southern Alberta have been traditionally travelers; travelers for their leisure recreation, not from desire but of necessity. And invariably Southern Albertans have ended up in the national parks of Waterton, Glacier, Banff or Jasper. However, these people found they could not be part of the land, but only another visitor, another statistic. The residents of Southern Alberta see West Castle as a year-round recreation area that they can call their own. They feel that it is a necessity, especially if the provincial government is at all concerned with leisure recreation facilities within its jurisdiction, and in light of the heavy visitor load on the national parks.
2. Answer questions that may be posed by the residents of Alberta, and particularly Southern Alberta, and other interested agencies at the Public Hearings on Land Use and Resource Development in the Eastern Slopes.
3. State concessions necessary from the provincial government to assure viability.
4. Outline requirements necessary for successfully staging the ski competitions for the 1975 Canada Winter Games.

BACKGROUNDA. West Castle

The West Castle Recreation Resort is located in the Crowsnest Forest Reserve, southwestern Alberta, at the foot of the Middle Kootenay Pass of the Canadian Rocky Mountains. The magnificent setting of glacial valley, drained by the West Castle River, and Great Divide Rockies offers a superb site for year-round recreation.

Mileages:

28 miles west of Pincher Creek
90 miles west of Lethbridge
160 miles south of Calgary
194 miles southwest of Medicine Hat
332 miles west of Swift Current, Sask.
486 miles west of Regina, Sask.

B. History of Developments

The company is young compared to most ski areas, being incorporated in 1966, and consequently is experiencing the economic pressures of most young ski areas without unlimited funds. Initially the prime responsibility and philosophy of the company was to develop a modern ski resort, and encourage skiing in Southern Alberta.

However, since 74.5 per cent of the 150,000 people living south of Calgary do some type of outdoor recreation, but not necessarily skiing, at the present time, and economically a ski area can not be idle eight months of the year, year-round recreational use of the facility was started in 1969 and has grown steadily. It is evident that this growth will continue, providing the Government of Alberta recognizes the desires of Southern Albertans.

C. Existing Development

The present West Castle facilities are as follows:

- West Castle Lodge
- Ski Shop
- Duplexes (2)
- Maintenance-Generator Building
- Trailer & Campground (24 sites)
- Chalet Sites (11)
- Ski Lifts (3)
- Ski Runs
- Parking Area
- Corral
- Water Systems (2)

Notes on sewage disposal, run-off and slope erosion control:

The sewage disposal system consists of a 10,000 gallon two-section tank with 3000' of field in excellent drainage ground. This system was upgraded during the summer of 1972 according to the latest government standards.

There is very little problem with run-off water from around base facilities, including the parking lot, as the ground is loose shale, and gravel.

The ski runs have been cross-trenched and seeded to grass to curtail slope erosion. The grass has taken well and many wild animals, deer and elk as well as cattle, graze on it throughout the summer.

D. Environmental Characteristics

1. Geographic
2. Geological
3. Ecological
4. Climatological

Refer to the Appendix for information on the environmental characteristics of the area.*

There are two points that should be brought out here with respect to climatological conditions. One, the Department of Lands and Forests are situating a weather station at West Castle. This will provide a source of weather data not available at the present time. Also, it is suggested that this data be made available to the meteorological branch, Department of Transport, for daily public use.

Second, it is evident, from daily records kept by West Castle, that more snow falls sooner and remains a longer period of time on the Haig Ridge to the immediate south from the prevailing southwest winds. With the weather factors being so favourable and the excellence of terrain, the area lends itself to fulfilling the intermediate skiing requirements desperately needed by West Castle.

E. Recreational Potential

Many outdoor recreational possibilities exist by the natural features of the West Castle valley.

<u>Natural Feature</u>	<u>Proposed Use</u>
Slopes of West Castle	Sightseeing, hiking and trail riding (summer); alpine (downhill) skiing serviced by lifts of up to 900 skiers/day capacity (winter)
Valley floor and West Castle River with exposed mountain structure, plant and animal communities of area	Sightseeing, hiking and trail riding, fishing, camping, picnicking, nature study and interpretation; cross-country ski touring and snow-shoeing

*Information Bulletin No. 2, "Current Status Report on Alberta's Eastern Slopes".

Natural Feature	Proposed Use
East ridge of Mt. Haig and alpine lakes and meadows below Mt. Haig	Alpine hiking and camping; alpine (downhill) intermediate skiing
Barnaby and Rainy Ridges, and Middle Kootenay Pass, with alpine lakes and meadows	Alpine hiking and camping; fishing; trail riding; cross-country skiing and snowshoeing

Although West Castle as a recreational site is described as an intensive use area, and consequently a high probability of conflict exists between non-renewable and preservation-conservation, a moderate conflict with renewable resources, and a low conflict with recreational use, the following must be kept in mind in this specific case:*

1. Since West Castle does not exist over known deposits of natural gas, oil, coal or valuable mineral non-renewable resources, it is evident that it has a low resource probability conflict.
2. Of course, with increased use of West Castle, the preservation and conservation will remain a moderate to high conflict in resource use. However, by taking care in planning and development many conflicts can be alleviated. For example, by using the proper methods of erosion control and seeding on the ski slopes, the problem most readily visible to the layman will be eased. A further example is choosing slopes that are naturally open whenever possible, i.e. slopes on the Mt. Haig Ridge.
3. As pointed out in the section on Environmental Characteristics (Appendix), the conflict with the renewable resource, timber, should be rated a low conflict rather than moderate conflict because the timber around West Castle is non-merchantable as a result of climatic and geological conditions.
4. The low rating of probable conflict for recreational resource use is at the present time true at West Castle and the valley floor. However, with the intense growth of cross-country skiing and snowmobiling, there will be a moderate to high conflict resulting as each attempt to use the valley floor and side valleys. It is suggested, because of the narrowness of the valley and this probable future conflict, that all off-highway over-terrain vehicles be banned from the West Castle valley.

*Page 15, Information Bulletin No. 5, "Land Use and Resource Development in the Eastern Slopes", Report of the Oldman Regional Planning Commission.

In summary, the probability of conflict between major types of resource use at West Castle is on the average low to moderate and can remain at this agreeable level with careful, considerate planning and enforced governmental policy.

F. Development Program

1. Introduction

The Department of Lands and Forests is prepared to favourably consider the following developments:

- a. There is no objection to repair and renovation of present facilities or expansion of skiing facilities.
- b. There is no objection in principle to the Company developing chalet-type accommodation for the rental purposes and if necessary, adding additional lands to the present lease for this purpose.
- c. There is no objection to the development by the Company of a trailer park, providing facilities for holiday-type trailers.
- d. There is no objection to approval of a site for the manager's house trailer, either on the present lease or on other nearby lands.
- e. The Department is not opposed in principle to year-round recreational activities, provided the activities are consistent with Eastern Rockies Forest Conservation Board Policy on Land Use.

It appears evident that with the continued support of Southern Albertans, the Department of Lands and Forests are willing to allow development. However, concessions made by the Department of Lands and Forests must consider the Company's viability.

2. Concessions Necessary for Viability

- a. The privilege of subleasing land for chalet and condominium construction. This request is made because there is a growing demand by Southern Albertans, and to finance uphill transportation (ski lifts) the Company requires the capital derived from subleasing land for chalets, condominiums and other base facilities.
- b. The privilege to hold additional land under miscellaneous and license of occupation leases. At the present time, this request and one of continued development is before the public of Alberta.

- c. The Government of Alberta assumes a year-round road maintenance program from the East Gate of the Crowsnest Forest Reserve boundary to West Castle, a distance of 11 miles.

The company built the last six miles of road at a cost of \$60,000, and has had to assume a snow removal maintenance program, not for six miles but for the entire 11 miles at an average cost of \$10,000 per year for the past seven years.

- d. The Government of Alberta provides the commercial utilities and in the following priority:

- electrical power
- telephone, buried cable
- natural gas

Considering, one, operating costs of the company with its present systems and two, proposed and existing development along the utility route, the company's supplying the services would more than break even in the near future.

3. Proposed Development Schedule

Summer 1974 - Listed as to priority:

- a. Ski lift on Mt. Haig Ridge
- b. Lodge renovation-conversion
- c. Day lodge
- d. Chalet development
- e. Cross-country skiing trails
- f. Ski jumps
- g. Enlargement of parking area
- h. Slope grooming
- i. Details for operation and administration of the 1975 Canada Winter Games.

Summer 1975

- a. Condominium development
- b. Ski lifts on West Castle Mt.
- c. Heated swimming pool and asphalt playing courts

Summer 1976

- a. Ski lift on Mt. Haig Ridge
- b. Pitch and putt, and driving range
- c. Equestrian centre
- d. Formation of lake on West Castle River.

4. Requirements for the 1975 Canada Winter Games

Skiing for the Games is planned to take place at West Castle. Since skiing is a major feature of the Games, it is essential that the facility to be used offer the proper standards for competition in all the skiing events. Further, part of the Games' philosophy is to foster development of much needed facilities that will remain after the Games for use by the local residents. The facilities are to be ready by February 1975 - work should begin as early as this summer. Therefore, the immediate cooperation and support of the Government of Alberta must be received.

The following are improvements and developments necessary to ensure adequate facilities for the Games:

1. All developments and improvements for the Games events should, wherever possible, be in harmony with a master development plan for the total resort development.
2. Road access should be upgraded to paved secondary highway standards from Pincher Creek to the westerly boundary of the resort area.
3. Priority snow removal and sanding procedures should be established to ensure safe and easy access to the West Castle area as soon as possible to create a known pattern of travel that will attract spectators to the Games events.
4. Permanent commercial service of essential basic utilities is required. Both the telephone and electricity source is required. Land lines are advisable so that after the completion of the Games these essential services will remain to play a major role in improving standards of living of the local residents and industries.
5. The present hybrid base lodge is inadequate to shelter, feed and service the needs of the public and the personnel directly involved with the Games. An examination of the direct and indirect needs of the Games should be co-ordinated with the development of a true Day Lodge which would be capable of providing the basic service needs of the Games while at the same time have a future resort area use. Additional support facilities such as Games office space, ski storage, waxing rooms, meetings areas, press centres, etc. could be provided in temporary trailer units which could be located in the presently developed and serviced trailer campgrounds.
6. For the Alpine events a downhill trail must be developed. The suggested standard should be that for Ladies events Internationally with a vertical drop of between 1,312 and 2,300 feet. This would provide an adequate facility for national standards for both boys and girls and provide an internationally rated course for ladies. Ideally, depending on the number of participants, separate courses should be prepared for boys and girls.

7. The downhill trail(s) must be served by a high speed lift system, preferably a chairlift.
8. The terrain that should be examined in detail for the establishment of a downhill is not in the presently developed area. The mountain immediately adjacent to the present facility on the western side presents some distinct possibilities for development. This area can provide the competition trail(s) and as a residual open up some badly needed gentle terrain for the lower ability skier who at this time cannot readily develop on the presently available slopes and trails of the existing area due to their overall steepness.
9. As Items 5, 6 and 7 are larger capital expense items and the Games are of such short duration, it is conceivable that the proper approach for the development of these facilities would be on an acceptable cost sharing basis with the resort company.
10. The Giant Slalom and Slalom Slopes are presently approved by the FIS but recent competition experience with these courses suggests that further grooming and widening is desirable.
11. A water source with reservoir and a cold temperature sprinkling system is recommended for the entire slalom slope.
12. Temporary shelters (polyethylene and 2x4 construction) should be provided at all start gates.
13. Basic warming hut facilities should be developed at the top terminus of the present T-Bar lift and the suggested downhill access chairlift.
14. Each discipline of the Alpine events requires an electric timing hut with the necessary six pair of conductors between start and finish. Several intermediate control points are required for downhill. In addition it is essential that there be available to the organizers two sets of eight radios for the Race Committee and the Race Jury. Obviously the communication needs of Cross-Country and Jumping will be similar with Jumping requiring the least of all the sports.
15. The technical control and support facilities such as waxing, ski storage, Jury Rooms, Calculation Room, Result Production and Administrative offices should be located as near as possible to the focal centre of the Games. Ideally such services will be located in the suggested temporary trailer units. The requirements of Cross-Country and Jumping may indicate a sharing of common facilities as a desired efficiency.
16. On-site accommodation, if economically justifiable, should be expanded so as to accommodate on site the key personnel for both on-slope and in-service areas. A condominium development plan with preferred use of units during the period of the Games being a condition of sale could provide a substantial amount of accommodation that would be attractive and highly desirable during and after the Games period.

17. The Jumping facility, including a 30 m and 50 m jump with Judges' Stand, should be located as close as conveniently possible to the focal centre of the area, which should be the suggested new base lodge. The location of the jumping hill and its design should be developed in cooperation with the Jumping Hills Committee of the CSA. The regional chairman of this committee for Western Canada is Mr. Burney Cjervan, Professional Engineer, of Vancouver. Mr. Cjervan can be located at 3321 West 38th Avenue, Resident Telephone 266-9698, Business 684-8594.
18. Situating the Cross-Country Start and Finish Stadium should not prove to be a difficult task but it would be desirable if these facilities could also be located near the focal centre of the area thus reducing costs of road access, services and duplication of support facilities. The terrain on the valley floor and the gradually sloping lower slopes of the mountainsides, particularly those on the opposite side of the valley to the developed alpine area, offer a wide choice of terrain for the layout of courses. The layout of courses is principally dictated by the location of the stadium. Mr. Rolf Kjernsli, CSA Technical Director, Cross-Country, is the proper person to coordinate the planning and development of the needed trails and the support facilities required for this sport. Mr. Kjernsli can be located through the CSA National Office in Ottawa. A communications network and service facilities for various points along the courses will be required.
19. Medical needs to service athletic injuries should be coordinated with the services provided in the area by the Canadian Ski Patrol System.
20. Press Room facilities should provide detailed result and T.V. coverage in a central media centre which would be a satellite to any main press centre established in Lethbridge for the total Games programme.
21. A transportation system will be required for athletes and officials between the mountain, their accommodation and Lethbridge. If a skier is to see any other events than those connected with skiing, it will require a major transport system geared to the distances involved.*

*Appendix - "An Evaluation of the West Castle Site for the 1975 Canada Winter Games".

IMPLEMENTATION

This planning report for West Castle has set forth the need for the facility, answered questions of probable concern, stated concessions required, and outlined a development in conjunction with the 1975 Canada Winter Games.

On approval by the public of Alberta, the Government of Alberta and the Lethbridge/Southern Alberta 1975 Canada Winter Games Society, West Castle will immediately commence preparation for a detailed design for its future.

560 Colbeck Place
Richmond, B.C.

May 2nd, 1973

Mr. Ian Howard
Regional Representative
Sport Canada-Recreation Canada
#402 - 1177 West Broadway
Vancouver 9, B.C.

Dear Ian:

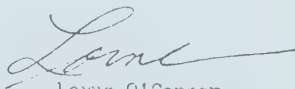
Pursuant to your letter of March 20th last and our several conversations regarding the skiing events at Westcastle for the 1975 Canada Winter Games, I am pleased to submit my evaluation report on the site with suggestions and recommendations for improvement and development of the required facilities to proper standards for the Games.

This report was compiled as a result of my recent visit to the area on the occasion of the Westcastle National Ski Competition, March 29th to April 1st, 1973. The occasion of this visit permitted me to experience the organization of a major ski race in the area as well as observe the potential facility sites required for the Games.

General Manager, Dan McKim, discussed the matter at length with me as well as showing me the full potential of the area. I am pleased to report to you that I found the site selected to be fully capable of providing excellent terrain for all sports and a very capable nucleus of personnel to build upon for the staging of the Alpine events. My suggestions and recommendations are such that I believe necessary to successfully stage the full format of skiing for the Games.

This evaluation and report has been conducted without direct expense. The Canadian Ski Association is pleased to be able to provide this co-operative effort.

Sincerely



Lorne O'Connor
Technical Director - Alpine

LO:h

c.c. K. Nesbit
D. McKim ✓
R. Kjersli
B. Gjervan

I N D E X

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March 20, 1973.

Mr. Lorne O'Connor,
Technical Director,
Canadian Amateur Ski Association, c/o
c/o B.C. Sports Federation,
1606 West Broadway,
Vancouver 9, B.C.

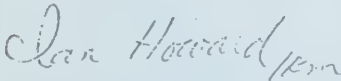
Dear Lorne:

As you know, the 1975 Canada Winter Games are to be held in Lethbridge, Alberta, and we are intending to hold the Skiing events at Westcastle. I believe you know Dan McKim who is the Manager of the Westcastle Complex.

In preparation for the Games there are a number of improvements that will be required at Westcastle, and prior to starting any of these or hiring any outside consultants to advise on such changes, it would be appreciated if you could, at our expense if necessary, go to Westcastle and evaluate the site and make suggestions for improvement and development for proper standards for the Games in conjunction with Dan McKim. As you know, Jumping, Nordic and Alpine events are on the Games calendar.

It would be appreciated if you could get back in touch with me and let me know when you might be able to go to Lethbridge. Hopefully, it can be sometime before the Ski season ends this year.

Cordially,



Ian Howard,
Regional Representative,
Sport Canada/Recreation Canada.

Introduction

Skiing comprises three separate sports under one name. The sports of Jumping, Cross Country and Alpine skiing are individual activities with only two common denominators, snow and skis. Each sport is practiced in separate locales and has widely varying basic requirements for participation. As a result, each sport has from basic necessity developed its own disciplines, its own competitors and its own organizers. Because of this requirement, the needs of each of these sports must be evaluated by a technically qualified person from within the ranks of the sport. The Canadian Ski Association as the common sports governing body employs two staff members who are qualified to examine the Cross Country and Alpine events requirements. However, Jumping, the smallest of three in numbers of participation can provide equally as competent advice from within their volunteer structure.

Site Inspection

In the Alpine events, I as Technical Director of the CSA, have carried out the evaluation as requested while in the Cross Country area, Mr. Rolf Kjærnsli, my own counterpart for the Association, should report on his discipline. For Jumping, it is my recommendation that the Chairman for the Sub-Committee for Jumping Hills, Mr. Burney Gjervan, Professional Engineer, be asked to similarly report on the jumping facility required. To give a full range scope of the skiing events, I shall report fully on the Alpine events and generally include my own feelings for the other events for which only the aforementioned should be considered as an official opinion regarding Jumping and Cross Country.

The Skiing Format for the Games

To determine the needs for the 1975 Winter Games for Westcastle, it was essential for this report to adopt a format for the Games that fully reflects the scope of skiing. In the Alpine events competition should be held in all three disciplines. Downhill, Giant Slalom and Slalom with the evolving event of Dual Slalom perhaps reflecting provincial team performance. It is my belief and that of my alpine colleagues that downhill is the most important event. For Cross Country, the stadium and trail system, once established, should permit the selection of events desired for the programme. The Jumping hill, when located and designed, will dictate the programme of events that can be staged for that sport.

A desirable skiing format for Westcastle would include:

A. Alpine	B. Cross Country	A. Jumping
Downhill	5 Kilometer	30 Meter
Giant Slalom	10 Kilometer	50 Meter
Slalom	15 Kilometer	
Dual Slalom	30 Kilometer	

Naturally be eliminating some of the events in the programme, their associated requirements could be reduced. With the exception of

Jumping, the above events are always included in the major tournaments held throughout the world. The Jumping facility is scaled down from 90 meters to a more useable national facility for this sport. Dual Slalom is also an optional.

Existing Facilities at Westcastle

Westcastle Ski Area, as it exists today, is in its infancy. The area has been operating since the late 1960's with two T-Bars, the larger with 1,800 ft. vertical rise and the smaller with approximately 400 ft. vertical, serving a somewhat more beginner slope to the Northeast of the main T-Bar. The base lodge is a hybrid facility combining accommodation for approximately 60 persons maximum in dormitory and motel style rooms. Within the building there is a cafeteria style food operation and a lower floor general purpose area which also houses the administrative setup of the operating company.

The trails serviced by the major T-Bar are generally of the steeper expert variety which become heavily moguled if not consistently groomed with a mogul cutter and a packer. There are open slopes above the top station of the main T-Bar which are exhilarating to look at but potentially dangerous under avalanche conditions. Such conditions are of concern in this area in several off-the-trail areas because of the steepness of the slope, the sparse forest cover and the light powder snow in early and mid-season for this area. A third T-Bar has been removed from a location above the main T-Bar and sold. The bowl area which it serviced is above timberline and obviously had a limited use because of avalanche hazard, flat light and a wind problem creating snow coverage problems on the lift line. In this upper area there is no warming hut facility although the former base station buildings of the third T-Bar are still in evidence. These buildings are located in the opposite access direction to the South run and the competition courses, although with effort these buildings could be adapted.

At present the homologated competition trails are free from avalanche hazard but under extreme conditions the steepness of the upper sections of the course could require constant attention. The competition trail (the South Run) is presently homologated (FIS Approved) for Slalom and Giant Slalom. There has been a permanent wiring installation made for both events from start to finish with adequate lines for electric timing and start-finish communication.

The upper section of the Giant Slalom is rough groomed while the lower 900 vertical feet of which the last 600 vertical feet is used for the slalom is well groomed and can readily be packed by machine. On the lower section there is a steeper pitch which is a rock face on the surface that causes packing, grooming and course preparation difficulties because of the tendency of the loose dry powder snow to be either skied, blown or dragged off the slope rather than compacting to form a hard-packed base.

The topography of the slope is excellent for Giant Slalom and Slalom although it is restricting in width on the upper section and on the section just immediately above the finish area. The vertical rise of the Giant Slalom is in excess of 1,300 ft. with the Slalom using the

last 600 vertical of the trail. The upper section being 33° is difficult to pack with a snow packer although not impossible, with the proper equipment and better summer grooming including some proper access "cat trails". This slope then could be entirely prepared by machine. The problem of creating a depth of snow pack on the steeper lower section could well be tied in with a watering system which would be very beneficial for course preparation on the slalom slope. The width of the lower section of the Slalom and Giant Slalom is restricting for both events when two courses are set at the same time. Because the setting of both courses is highly desirable, the widening of this section is advisable. Dual Slalom can be readily set on the lower section of the South Run.

Both the Slalom and Giant Slalom course permit excellent spectator viewing from the base area and along the edges of the trail, however, spectator access in any numbers will be a factor to contend with during the competition days. The topography of the hill and its exposure provide excellent T.V. coverage potential.

Because of the steep topography of Westcastle Mt., a downhill trail has not been developed. The 2,625 ft. (800 m) vertical rise requirements of a regulation (FIS) Mens Downhill are prohibitive although not impossible. The topography and the practical problems of course preparation and the interruptive effect of such competition upon the customer of the ski area with its limited number of available ski trails has excluded this event from developing in this area. Again, because of the above, even a shortened version of a downhill trail has not been practical nor seriously considered in view of the limitations.

The lodge facility in a valiant attempt to provide all the basic needs of a ski area under one roof. As a result, each facet contained therein reflects the severe limitations placed upon it by a lack of space, proper equipment, decor and limited capital fund inputs to provide the standard of services normally provided in major areas or where the traffic load demands a highly specialized and efficient operation.

The electric power source for the area is generated nearby and would be a potential hazard of disastrous proportion to the entire facility if it were to suffer a major breakdown. Because of the limits of the generating plant, the obvious electrical needs of a Canada Games would require a major upgrade of this utility to commercial supply. In the limited available time the water supply system was not considered. however, it too must be evaluated in anticipation of an upgrading of this basic facility that may be necessary.

The accommodation facilities both in Westcastle and Pincher Creek do not appear to be adequate to meet the needs of the competitors, officials and Games personnel, however, a more critical examination may suggest a development programme which will be beneficial to the town and the resort. My recent experience with the organization of a FIS Calendar Giant Slalom and Slalom at Westcastle brought to light the distinct accommodation limitations in Pincher Creek and the feeding difficulties which will have to be overcome.

From the same recent experience and that of two other visits to

the area, the travel distance of 26 miles over gravel roads to the ski area from Pincher Creek proved to be an arduous one under winter conditions. It is my opinion that 52 miles a day of such travel on such a road creates a hazard which could be substantially reduced if the road were paved, ploughed and sanded on a priority basis.

Communication to the area is presently by radio telephone and this will not be adequate for the needs of the Games. While the days of the Games will produce an artificial demand for communication lines, it is highly desirable that permanent facilities for the area would be left as a result of the Games.

The Technical Services required to support the localized administration of the skiing events will have to be located in temporary or newly constructed facilities as the present under roof areas are not sufficient to meet the needs of all the competitors, officials, spectators, workers, media personnel, et. These facilities must be situated at the competition area for the technical organization preparation and staging of the events will hinge on their efficient operation. Obviously the outside technical facility requirements for all skiing events are considerably more than the present day development has available. The physical requirements of cross country and jumping will have to be developed from their non-existent state and the alpine events somewhat expanded. The recommendations for the development of the technical facilities and services for cross country and jumping must be co-ordinated with those for the alpine events to prevent obvious duplication and unnecessary effects on the surroundings. The suggestions for the alpine events are to be found at the conclusion of this report.

Competition Background

The Alpine competition history of the Westcastle Ski Club has been limited primarily to local and divisional events. In the recent 1972-73 competitive season the club hosted their first International event, a FIS Calendar Giant Slalom and Slalom. This race, the Westcastle National, was very successful. To stage the event, it was necessary for the organizers to go out into the community and enlist the support of non-skiers to officiate at the races. The key personnel were keen skiers and they were able to obtain some additional support and experienced help from the Technical Committee personnel of the Alberta Division. This gave the race organization a technically strong contingent with which to run their resultantly fine meet. For the 73-74 competition season, it is hoped that the Westcastle Ski Club will continue to develop their expertise and experience with the staging of a Can-Am Series event.

There is no known existing competitive history for cross country or jumping for the Westcastle Ski Club. Organizing officials for these events will have to be drawn from every available source.

Weather and its Possible Effects

The weather at Westcastle presents some potential problems particularly on two fronts. Firstly, it is assumed that the Games will be staged during some period in February and this could mean that any major winter storm could greatly upset the time schedule of the day if sufficient snow, ice or blowing snow were to render the 26 mile access road impassable or extremely difficult to negotiate. It is logical that most of the service personnel will be housed in Pincher Creek and such road problems must be closely examined.

Secondly, the type of snow to be found in most areas on the East slope of the Rockies in February will be of the dry powder variety. Dry powder snow is the most difficult variety of snow to prepare to desirable competition standards. It is not impossible just much more difficult. While February is usually not the time period for major winter storms in the mountains, one can never be sure. Any storm with an accumulation of more than twelve inches of snow will present considerable difficulty for Westcastle particularly in the steeper areas where the snow packer becomes almost ineffective and avalanche potentials must always be recognized even if they are minor.

Because of the more southerly location of the Westcastle area, periods of warm Chinook winds and milder temperatures can be experienced in mid-winter periods and can create low cloud and flat light particularly in the upper reaches of the mountain area. With such fluctuations of temperature there is the positive factor that the dry snow may warm and melt a little and this can then be better compacted to provide the desired hardness for competition that is difficult to obtain with consistently dry snow and cold temperatures. Westcastle is recognized as being in more of a snow belt than the National Park areas of Banff and Lake Louise. The snow at Westcastle can be more towards the higher moisture content type that is found in Eastern British Columbia areas such as Fernie and Kimberley. On the other end of the scale is the problem of a lack of snow which might present difficulties if an unusual and extraordinarily dry and warm winter occurred. The techniques of snow movement for such a case must be considered.

In nearly all Western Canadian ski areas the month of February is the most desirable time for staging a skiing event as the bitterly cold period of the winter is normally passed and the hours of sunshine are increasing along with the daylight hours. The later the dates are selected generally can indicate warmer daylight temperatures and more sunshine. These factors have considerable bearing on the mobilization of the volunteer workers who are essential to perform the many outdoor duties involved in a competition of this magnitude. The Westcastle Ski Club will have to call on the experience of the personnel of other clubs in the Alberta area so that sufficient numbers of qualified officials will be available to stage the scheduled events in the desired manner. Training programmes should be initiated in the forthcoming seasons to prepare a nucleus of trained officials around which the volunteer personnel required to operate all the skiing events can be centered.

Scheduling of the Competitions

The scheduling of the events should be such that the competitors as much as possible are able to spectate at the competitions of their sister sports. If time permits, the hours of competition should be staggered so that both T.V. and the attending spectators are able to attend more than one event per visit to Westcastle.

In the Alpine disciplines, the ideal scheduling is in the order of Downhill, Giant Slalom and Slalom with Dual Slalom either before or after the Slalom. A full alpine format requires seven days and the Dual Slalom an additional day depending on its organization and number of participants. If no downhill can be held, the events should be Giant Slalom, Slalom and, if desired, Dual Slalom, on a team structure like that held in Saskatoon at Mount Blackstrap. There are other combinations of events that will produce a schedule of fewer days, however, they will not be representative of the specialized disciplines involved in the sport if one discipline is excluded.

Ideally from the alpine competition viewpoint, all three disciplines will be included and this desire, like cross country and Jumping, will require some development in the facilities presently available at Westcastle. In addition to the competition developments, support facilities of a temporary nature and those which could be of a more permanent nature are required to be developed to service the needs of the artificial demand level created by the Games itself.

Suggestions and Recommendations

The following suggestions for improvements and developments will ensure proper standards for competition in all the skiing events.

1. All developments and improvements for the Games events should, wherever possible, be in harmony with a master development plan for the total resort development.
2. Road access should be upgraded to paved secondary highway standards from Pincher Creek to the westerly boundary of the resort area.
3. Priority snow removal and sanding procedures should be established to ensure safe and easy access to the Westcastle area as soon as possible to create a known pattern of travel that will attract spectators to the Games events.
4. Permanent commercial service of essential basic utilities is required. Both the telephone and electricity source will be inadequate. Land lines are advisable so that after the completion of the Games, these essential services will remain to play a major role in the improving standards of living of the local residents and industries.
5. The present hybrid base lodge is inadequate to shelter, feed and service the needs of the public and the personnel directly involved with the Games. An examination of the direct and indirect needs of the Games should be co-ordinated with the development of a true Bay Lodge which would be capable of providing the basic service needs of the

Games while at the same time have a future resort area use. Additional support facilities such as Games office space, ski storage, waxing rooms, meeting areas, press centres, etc. could be provided in temporary trailer units which could be located in the presently developed and serviced trailer campgrounds.

6. For the Alpine events a downhill trail must be developed. The suggested standard should be that for Ladies events Internationally with a vertical drop of between 1,312 and 2,300 feet. This would provide an adequate facility for national standards for both boys and girls and provide an internationally rated course for ladies. Ideally, depending on the number of participants, separate courses should be prepared for boys and girls.
7. The downhill trail(s) must be served by a high speed lift system, preferably a chairlift.
8. The terrain that should be examined in detail for the establishment of a downhill is not in the presently developed area. The mountain immediately adjacent to the present facility on the western side presents some distinct possibilities for development. This area can provide the competition trail(s) and as a residual open up some badly needed gentle terrain for the lower ability skier who at this time cannot readily develop on the presently available slopes and trails of the existing area due to their overall steepness.
9. As Items 5, 6 and 7 are larger capital expense items and the Games are of such short duration, it is conceivable that the proper approach for the development of these facilities would be on an acceptable cost sharing basis with the resort company.
10. The Giant Slalom and Slalom slopes are presently approved by the FIS but recent competition experience with these courses suggests that further grooming and widening is desirable.
11. A water source with reservoir and a cold temperature sprinkling system is recommended for the entire slalom slope.
12. Temporary shelters (polyethelene and 2x4 construction) should be provided at all start gates.
13. Basic warming hut facilities should be developed at the top terminus of the present T-Bar lift and the suggested downhill access chairlift.
14. Each discipline of the Alpine events requires an electric timing hut with the necessary six pair of conductors between start and finish. Several intermediate control points are required for downhill. In addition it is essential that there be available to the organizers two sets of eight radios for the Race Committee and the Race Jury. Obviously the communication needs of Cross Country and Jumping will be similar with Jumping requiring the least of all the sports.
15. The technical control and support facilities such as waxing, ski storage, Jury Rooms, Calculation Room, Result Production and Administrative

offices should be located as near as possible to the focal centre of the Games. Ideally such services will be located in the suggested temporary trailer units. The requirements of Cross Country and Jumping may indicate a sharing of common facilities as a desired efficiency.

16. On site accommodation, if economically justifiable, should be expanded so as to accommodate on site the key personnel for both on-slope and in service areas. A condominium development plan with preferred use of units during the period of the Games being a condition of sale could provide a substantial amount of accommodation that would be attractive and highly desirable during and after the Games period.
17. The Jumping facility, including a 30 m and 50 m jump with Judges Stand, should be located as close as conveniently possible to the focal centre of the area, which should be the suggested new base lodge. The location of the jumping hill and its design should be developed in co-operation with the Jumping Hills Committee of the CSA. The regional chairman of this committee for Western Canada is Mr. Burney Gjervan, Profession Engineer, of Vancouver. Mr. Gjervan can be located at 3321 West 38th Avenue, Residence Telephone 266-9698, Business 684-8594.
18. Situating the Cross Country Start and Finish Stadium should not prove to be a difficult task but it would be desirable if these facilities could also be located near to the focal centre of the area thus reducing costs of road access, services and duplication of support facilities. The terrain on the valley floor and the gradually sloping lower slopes of the mountainsides, particularly those on the opposite side of the valley to the developed alpine area, offer a wide choice of terrain for the layout of courses. The layout of courses is principally dictated by the location of the stadium. Mr. Rolf Kjernsli, CSA Technical Director, Cross Country, is the proper person to co-ordinate the planning and development of the needed trails and the support facilities required for this sport. Mr. Kjernsli can be located through the CSA National Office in Ottawa. A communications network and service facilities for various points along the courses will be required.
19. Medical needs to service athletic injuries should be co-ordinated with the services provided in the area by the Canadian Ski Patrol System.
20. Press Room facilities should provide detailed result and T.V. coverage in a central media centre which would be a satellite to any main press centre established in Lethbridge for the total Games programme.
21. A transportation system will be required for athletes and officials between the mountain, their accommodation and Lethbridge. If a skier is to see any other events than those connected with skiing, it will require a major transport system geared to the distances involved.

Conclusion

The planning and development of the skiing facilities for the 1975 Canada Winter Games are relatively simple but not without cost. The benefits will be of particular value to the families of Southern Alberta as well as others who have and will as a result be able to develop a recreational or competitive skiing interest in the years following the running of the competitions. Hopefully the decision makers concerned with the facilities development will recognize both the immediate value and the long term benefits of the suggested improvements and recommended additional facilities.

The socio-economic impact of such properly developed ski facilities will be a measurable contributor to the well being of the communities of Pincher Creek, Lethbridge and their surrounding environs. Such a complete mountain sporting development will provide most nearby social and economic groups with the opportunity to participate in the skiing sport of their choice and means in an area that is naturally beautiful, readily accessible and hopefully efficiently operated.

The suggestions and recommendations found herein are intended to contribute to the proper development of facilities for the Games with a realistic utilization for the post games years. I know that if these facilities are established at this time, it will be catalytic in the recreational use of the area while broadening the sporting opportunity for many. It is essential that an overall master plan for the development of the full potential of the Westcastle area be undertaken to ensure that maximum value is received where Games facilities are constructed and such development is complimentary to the environment and the overall planned use of the area for the forthcoming generation.

To this end I am sure that my colleagues of the CSA and I will be more than happy to contribute to such development wherever possible.

216-31

Mr. Ian Howard,
Regional Representative,
Sport Canada-Recreation Canada,
#402-1177 West Broadway,
Vancouver, 9, B.C.

May 7, 1973.

Mr. Ian Howard,
Regional Representative,
Sport Canada-Recreation Canada,
#402-1177 West Broadway,
Vancouver, 9, B.C.

Dear Mr. Howard:

On April 28th and 29th I inspected the terrain at West Castle Ski Area, Pincher Creek, Alberta for the laying out of Cross Country trails for the Canada Winter Games 1975.

To my mind the terrain lends itself readily to the making of trails according to FIS specifications.

There were especially three areas that I pointed out to Mr. Dan McKim and that now will be explored in detail. For this exploration and for the making of profiles of trails within the above mentioned specifications a detailed topographic map of the area will be necessary.,

I had discussions with Mr. McKim on the general lay-out of a trail system that would meet the requirements of the Canada Winter Games and future events. We also discussed other technical installations, the setting up of an organizing committee and the training of a staff to run the cross country meet.

I suggested that for the provisional lay-out, the cutting and preparation of the trails the ground-work should be done by local people according to general outlines already agreed upon. For approval or possible modifications CSA personnel should be brought in.

Yours truly,



Rolf Kjaernsli,

RK/ss

cc. Keith Nesbitt, Irvin Servold,
Skip Sheldon, Dan McKim.

canadian ski association • association canadienne de ski

2.2 Sub-Alpine and Alpine (Area above 5000 feet)*

2.2.1 Location; Physiography; Drainage.

This region extends from the United States border at Waterton National Park along the political boundary with British Columbia and north to the headwaters of the Wapiti River. Its eastern boundary is approximately the 5000-foot contour. The factor used to determine the extent of this zone is primarily elevation.

The lower areas represent the change from the foothill classification to high mountains. The tree line, representing the upper limits of tree growth, is included within this zone. The elevations at the crest of the zone exceed 10,000 feet at mountain peaks. Topographically, the upper reaches of this zone are extremely rough with steep inclines and deep valleys.

The bedrock geology includes alternate strips of Triassic, Jurassic and Lower Cretaceous materials interspersed with Devonian, Mississippian and Permian materials.

2.2.2 Climate; Soils; Vegetation.

The climate of this zone is very poorly defined since most of it is difficult to reach and no locations have measured meteorological elements for a sufficiently long period of time to provide statistically reliable data. Accordingly, precipitation amounts and temperature regimes, the most important elements, are not available. However, the Meteorological Service of Canada carries out daily measurements of various data at high levels. From this, it is known that temperature variations may be from 70° F. in summer to -50° F. in winter. Freezing temperatures occur in every month of the year.

Summer drought and soil moisture deficiency during the growing season is common in well-drained valley bottoms and is a prime factor in determining plant growth. Winter weather is dominated by the Continental Arctic Air Mass which is overlain at varying altitudes by warm maritime air masses. The warm maritime air frequently is dried through lifting and

* Region 5 on attached map.

and precipitation on the west side of the mountains and through downward motion and compression becomes very warm, giving rise to the Chinook winds. These warm dry winds give rise to rapidly fluctuating temperatures and snowmelt which exposes vegetation to severe temperature conditions.

Soil distribution in this zone varies from none on steep high slopes to a few inches at slightly lower altitudes and finally to depths of as great as 100 feet. Glacial and alluvial material washed down and deposited in stream shore lines is not highly productive. Soils formed under pine forests are mostly of the grey or brown wooded type, are frequently highly leached and deficient in nutrients. Some organic bog soils are found in poorly-drained bottom areas.

Vegetal cover shows marked differences between the southern portion and the areas to the north. Over 100 species of plants which occur in the south (Crowsnest-Waterton) are not found in the north. This, no doubt, is due to significant changes in climate from south to north.

Coniferous forests reach up to varying altitudes and their presence is dependent upon soil cover and climate. The coniferous forests described earlier in this report need no further specification, except to note that growth rate and size diminish with altitude. Between the coniferous forests and the barren peaks of the mountains is a zone in which herbaceous plants exist but in which no significant tree growth is present. This is the biologically fascinating and delicate alpine tundra. The environment is harsh and summers are very short, but special growth forms have adapted to these conditions to produce colourful vegetal cover. Prostrate forms grow along the surface, cushion plants wedge themselves in cracks and leathery heavy-leaved forms whose special adaptation conserves water are typical vegetal types. Among the common species are mountain avens and snow willow. Despite the harsh conditions, the alpine tundra growth produces nutritious vegetation for a surprisingly large variety of mammals and birds. Of special significance is the short growing season and the tundra's slow response to recover from unnatural environmental damage.

2.2.3 Renewable Resources.

The renewable resources of this zone can be classified in four

main categories: water, timber, wildlife and fish. In addition, some limited grazing can be classified as agricultural.

2.2.3.1 Water

The cyclic distribution of summer rainfall migrates from south to north during the progression of seasons from spring to fall. Winter precipitation is highly variable due to the effects of terrain. Accumulated snowfall and consequent spring runoff are strongly affected by dry warm Chinook winds which have the capacity to remove snow cover at high rates. The area generally is an important part of the source of the river drainage systems. In the upper reaches, the activities of man are still not a large factor in affecting water quality or quantity. However, in the lower elevations, many of man's activities affect the quality of water. Removal of vegetation, surface disturbance of soil cover, roadways and artificial drainage systems all contribute to the degradation of water quality. Water is such an important element in the total environmental picture both to the immediate area and to downstream uses that its management should take precedence over all other activities.

2.2.3.2 Timber

Timber in this zone is usually non-merchantable, slow growing and very difficult to regenerate. The growing season is short, the topography rugged and the soil types too marginal to sustain economic yields. In essence, the thrust of timber management in the alpine zones must be directed to the preservation of watersheds so that there is no deterioration in water quality or yield.

2.2.3.3 Wildlife

The animals and birds which inhabit this zone show a very great variety since there is a highly variable climate, soil condition and vegetal cover. Mule deer, moose, Rocky Mountain elk, sheep and goats are the major ungulates. The carnivores are represented by grizzly and black

bear and cougar. Smaller mammals are represented by the marmot and squirrel. This by no means is a complete list. Blue grouse, spruce grouse and white-tailed ptarmigan inhabit various portions of the zone.

It is most important to recognize the migratory nature of most ungulates and carnivores. The competition for forage by the ungulates causes migration from higher to lower altitudes with seasonal progression. As a result, many of the ungulates move through all zones. In the alpine tundra regions, the white-tailed ptarmigan is a permanent resident and like its Arctic cousin adapts to seasonal changes with plumage change. Goats and sheep are residents which prefer the alpine tundra, as does the grizzly bear, mainly to escape the predations and disturbances of man.

2.2.3.4 Fish

In general, the fisheries section of the foothills region is applicable to the alpine region, except for the following difference. With increasing altitudes and steeper slopes, the upper reaches of water-courses cannot be entered by fish. In the area which fish can reach, water temperatures are very low, thus excluding all warm water species. Low temperatures and short seasons prevent rapid production of food supplies in lakes and growth of fishes is very slow. High altitude lakes freeze over for long periods with the result that oxygen supplies may be reduced by snow cover which cuts off light to oxygen-producing plants.

2.2.3.5 Agriculture

Agricultural activity is totally restricted in the alpine zone except for some areas of grazing which were previously mentioned in the Foothills section of this report.

ESTIMATED NORTH AMERICAN SKI MARKET 1970 - 1980

	1970-1971	1975-1976	1979-1980
CANADA			
Total Skier-Days	10,000	16,000	22,500
Vacation Skier-Days 1/	2,000	4,000	6,800
WESTERN REGION MARKET 2/			
Total Skier-Days	4,000	6,900	10,000
Vacation Skier-Days	800	1,750	3,000
UNITED STATES			
Total Skier-Days	25,800	38,200	50,000
Vacation Skier-Days	5,200	9,600	15,000
WESTERN UNITED STATES 3/			
Total Skier-Days	9,600	16,400	22,800
Vacation Skier-Days	1,900	4,100	6,900

PROJECTED VOLUME OF SKIER DAYS IN CANADA

Season	Skier-Days (thousands)	Percentage Increase	Vacation Skier-Days (thousands)
1966-1967	6.4		
1968-1969	8.0	12.5%	
1970-1971	10.0	12.5%	2.0
1975-1976	16.0	12.0%	4.0
1979-1980	22.5	8.0%	6.8

1. Calculated at 20 percent, 25 percent, and 30 percent, respectively, of the totals for the seasons shown.
 2. Comprises British Columbia, Saskatchewan, Idaho, Montana, and Washington.
 3. Includes 12 western states: Alaska, Arizona, California, Colorado, Idaho, Montana, New Mexico, Nevada, Oregon, Utah, Washington, and Wyoming.

Source: U.S. Department of Commerce and Economics Research Associates.

The following communities of Southern Alberta have sent letters expressing their support of the Westcastle Recreation Resort Proposal:

1. Town of Nanton
2. Town of Coaldale
3. Town of Taber
4. Town of Cardston

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

What problems do you have, Mr. McKim, with snow in that particular area? I understand that over some period of time there were serious snow deficiencies.

MR. MCKIM:

Last year there was a very lean snow for most areas. We did not meet our snow requirements. But what we did receive remained with us and provided us with the best year we've ever had for skiing. I think we can say that skiing was probably good for most of the year.

In the past we have had avalanche problems on the mountain because it is a steep, open mountain and the upper slopes are prone to avalanches. We have made steps to correct this. Last year we used a gun called an avalancher, which shoots a charge out and, on impact, it explodes. It's a compressed air type of gun.

We do daily forecasting for avalanche problems. Within the last month we received a Lands and Forests weather station and twice a day we report weather conditions to the Department of Lands and Forests in Blairmore. We're hoping this can be tied in with the Department of Transport group here in Lethbridge so the public can have access to information on what is happening on the mountain.

MR. KINISKY:

Do you have a legal or any other commitment to provide skiing facilities for the Winter Games?

MR. MCKIM:

Right now we have really no legal commitment to provide facilities. In fact we cannot take on a legal commitment as yet. The main holdup is that we are a private company and it's a very difficult task to secure public funds for a private company. We are hopeful that if the provincial government provides road maintenance, power and telephones our capital assets will increase and give us power to borrow additional funds to meet these requirements. We are also exploring other methods of financing.

MR. KINISKY:

When you talk about necessary expansions, what are you talking about as far as land areas are concerned? How much land?

MR. MCKIM:

Let me start first with the ski lifts. With regard to the intermediate lift on Mount Haig, initially you'd take in probably another 600 acres under a licence of occupation. If we were to expand into condominiums and a pitch and putt on the valley floor, you're looking at probably another 50 to 60 acres under miscellaneous lease. If we go further down the valley, three-quarters of a mile or a half a mile, for this other lift on the open slope - 2,000 feet vertical - where do you draw the line on a licence of occupation lease? That's what we're asking there. There would be nothing more on that particular piece of ground than the lift tower and the cables.

MR. KINISKY:

What is the maximum demand for land use as far as area is concerned that you think West Castle would ever make?

MR. MCKIM:

It's difficult to answer that because skiing is growing so rapidly. If we just say, "Okay, we'll take 100 acres and that's all we're ever going to ask for," I think that's incorrect. For the people who want to come in to ski we can't say, "Listen, you have to buy your ticket by telephone a week before you come." This is what happened of course in some areas of the United States.

MR. KINISKY:

Could you give me a rough guess as to present limitations; say 3,000, 4,000 or 10,000 acres?

MR. MCKIM:

Right now on the mountain we're holding about 645 acres for ski lifts and slopes under a licence of occupation. On the valley floor we hold 30 acres under miscellaneous lease for base facilities. I would think that we would probably require an additional 100 acres of the valley floor, extending a mile or a mile and a half to the south towards the headwaters of the West Castle. Once you open up Mount Haig, you would have to take into consideration a face of approximately 3,000 acres under a licence of occupation.

MR. KINISKY:

What degree of control does West Castle want on this land? When you have the lease you can do something about controlling access to the property. Do you want to exercise total control over what could amount to close to 4,000 acres?

MR. MCKIM:

No, we want total control of the miscellaneous lease area on the valley floor for base facilities. In other words, we would want the right to say to a member of the public, "Listen, we're closed. We don't want you near the facilities around the lodge because no one is looking after them at the present time." That's what we want on the valley floor. With regard to the 3,000 or 4,000 acres of skiing terrain, I don't think we can ask the public to stay off, refrain from picking berries or whatever.

MR. KINISKY:

I am very interested in your condominium proposal. Are you talking about condominiums which are built by private funds for the exclusive use of the owners?

MR. MCKIM:

They would be built by private funds, but there would be no exclusive use by the owner. This would be a clause of construction. We must have the right to rent a condominium out for the owner on a percentage basis. In other words, he could use it as an investment opportunity. For us as ski area operators it allows the public to come in, stay on site and provide us with the lift ticket which initially is our source of revenue.

MR. KINISKY:

For how much of the time during a ski season would a condominium owned by somebody be used for his exclusive use?

MR. MCKIM:

In the past three years we have operated for 74 days throughout a season. I think there would be a split in there, either 80/20 or 60/40. There would be 60 or 80 for the owner and the balance would be for our use. If at any time during the 60 or 80 days he notified us that he didn't want to use it, we would try to rent it out for him.

MR. KINISKY:

Since we're talking about a forest reserve, an area which many people feel should be retained in its wilderness state, I have some concerns about the business of utility installations, particularly power lines and telephone lines. I'm concerned about the utility corridor which would be required to take care of these two utilities. How much land would be tied up with this utility corridor going out to the border of the forest reserve and into the West Castle development?

MR. MCKIM:

I don't think any land would be required other than what is there now in the way of the road. For the last 6 miles of road, we were required to build on a 100 foot right of way and there's ample room on either side of that road for a power line.

MR. KINISKY:

Are you requesting that this utility installation be put in at the cost of the public purse?

MR. MCKIM:

Yes, I am.

MR. KINISKY:

You also talk about the viability of a possible utility installation to serve additional developments. Do you feel the West Castle valley will have developments of another sort once we bring in power and telephones? Will other commercial developments be proposed for the forest reserve in this valley?

MR. MCKIM:

It's hard to say what will happen in the future, but you will have another proposal this afternoon from a group that could benefit from this power supply. The Canadian Youth Hostels Association, which presented a proposal yesterday, could also benefit. As for the future, I don't know.

MR. KINISKY:

In the event that you suffer a financial loss and have to abandon the development, who then is left with the responsibility of returning the valley to some semblance of its original form?

MR. MCKIM:

We are financed by the Alberta Opportunities Corporation, in other words the Government of Alberta. It would have the responsibility as I see it.

MR. DOWLING:

What do you consider to be your market area for the facilities available at West Castle?

MR. MCKIM:

I consider the market area south of Calgary, in other words a population of approximately 174,000 people in the south and within the boundaries of Alberta. Approximately 74.5 per cent of those people are capable of participating in some form of outdoor recreation.

MR. DOWLING:

You don't include the City of Calgary in your calculations?

MR. MCKIM:

This is probably another area where the initial project went wrong. It concentrated on the market of expert skiers in Calgary and neglected the southern Albertan, the person who hadn't tried this great sport. I am now turning this around and saying, "Okay, this is for southern Albertans first." Then, if something grows out of it, we can expand and ask people to come in from Calgary and from the 100 mile strip extending from here to Saskatchewan and Manitoba. But first we intend to build our market around the local people.

MR. DOWLING:

I understand that in the past you had some difficulty making the operation financially viable. How close are you to a break even point? What increase in your business do you require to start making money?

MR. MCKIM:

Last year we increased 24 per cent. It shows in the books as within \$3,000 of breaking even.

MR. DOWLING:

You are virtually there then, I presume?

MR. MCKIM:

Pretty close. In fact our place came close to being shut down two summers ago when it was placed in receivership. Fortunately, three or four months prior to that we had made application with the Alberta Opportunities Corporation.

MR. DOWLING:

Concerning the Winter Games, of course if you get a legal commitment from them you're going to be under considerable pressure. What was the origin of the application for the Winter Games? Did it originate here in the City of Lethbridge?

MR. MCKIM:

Yes, the bid was put together in Lethbridge by southern Alberta people, in other words representatives from 13 regions in southern Alberta. This was a unique approach to the Winter Games.

MR. DOWLING:

Have you experienced any uncontrolled avalanches on the site which would be a hazard to the public, or have you been able to develop control techniques whereby you can obviate any danger?

MR. MCKIM:

As an example, two years ago there was an extreme snowfall throughout western Canada and at that time, prior to the winter, we initiated a snow control program and trained a man in Roger's Pass. Every winter we bring him back and give him the total responsibility of looking after the mountain. We have had no major avalanche problems.

MR. DOWLING:

During what period, in relation to a storm for instance, do you normally exercise your avalanche control?

MR. MCKIM:

We do it immediately after the storm or if the storm is still going on, prior to opening the lifts to the public in the morning.

MR. DOWLING:

I understand that within the valley in the upper West Castle there are timber leases. Have you any knowledge of these and of the extent to which clearing has taken place?

MR. MCKIM:

I'm not happy with it, but I've seen it. I think that the logging operation there, like most of the logging operations elsewhere, has been just a little bit too much to bear. They use the standard answer that it is necessary to remove timber because of beetle kill and so forth. But they have attempted to clean up the upper reaches of the river, they have reseeded some of the areas and since last summer no further logging has been propped for that area. That's what the Lands and Forests people say.

MR. DOWLING:

Their work is now complete then?

MR. MCKIM:

Yes.

MR. DOWLING:

The last time I visited the region I was in the company of a wildlife biologist who said that the terrain between the trees and the rocks is ideal grizzly bear country. Have you ever seen any grizzly bears on the slope of Mount Haig or Gravenstafel Ridge?

MR. MCKIM:

I personally haven't seen any grizzly bears on the mountain. For the past three summers including the summer of this year, we have conducted an outdoor recreation program through the college. One instructor did see a grizzly bear with cubs on our mountain. Last year we had a good number of black bears in the area and this year we have seen one.

MR. DOWLING:

With regard to water supply and sewage disposal, have you had any difficulty in meeting government regulations?

MR. MCKIM:

No.

MR. DOWLING:

You mentioned that you would provide facilities for hiking and sightseeing in the summer and ski touring in the winter. Would the price structure of your summer facility be such that it would attract hikers? These people normally work on a fairly low budget.

MR. MCKIM:

The hikers are free to come in during hours of operation and leave their cars in the parking lot. If they wish, they may stay in the lodge. We have guest rooms in the lodge that are kept open throughout most of the summer for anyone who wants to come in. Prices for these rooms are probably lower than prices for most of the motel rooms in this city.

MR. DOWLING:

To proceed with the proposal, have you undertaken financial investigations so that you will have some level of certainty, should approval be received by your company, that financing will indeed be available for the work?

MR. MCKIM:

No, but we do feel that we require a minimum of \$350,000 to do initial work on the lodge, the day lodge, and the conversion of the present lodge.

MR. DOWLING:

Can you advise who is going to control and regulate the construction and operation of the condominiums, because my understanding is that these will be privately owned but will be on land subleased from your company?

MR. MCKIM:

We would have to control it. I think this is the only way. We've lived with the regulations and policies set forth by the Department of Lands and Forests, and I think that to keep the control we should have the final say on what type of audit checks goes in, who is allowed to build and who we rent these units to.

MR. DOWLING:

Is it your intention to hire a landscape architect and planner for the preparation of the plans and the period of construction?

MR. MCKIM:

For the chalet size and for some of the matters here, we worked closely with the Oldman River Regional Planning Commission of Lethbridge. We also used consultants from other ski areas and lately, a fellow out of the Pacific Northwest and Canadian Western Ski Area Operation.

MR. DOWLING:

Why do you feel a heated swimming pool and asphalt tennis courts are necessary?

MR. MCKIM:

I feel that the heated swimming pool is an attraction for people who might stay in the lodge. Now this is probably where I disagree with most of the people in the audience, but I believe we must have some programs planned for people when they arrive at a destination. Among things that are easy to plan are swimming pools, and places where they can play ball of some type. This is what I mean.

MR. DOWLING:

If you develop a trail-riding centre there, will you have horses on open grazing or will you be trucking in feed?

MR. MCKIM:

Under existing policy of the Department of Lands and Forests, we would have to feed them daily. There would be no grazing.

MR. DOWLING:

Concerning the possibility of forming a lake in the West Castle River, have you any idea whether the soil there will in fact impound the water necessary for a lake?

MR. MCKIM:

Looking at the area with my limited knowledge, I think it would hold.

DR. TROST:

Mr. McKim, I wish to sort out what part of your proposal is definitely associated with the Winter Games and how much of it is independent of the Winter Games.

Can you tell me if you would have gone ahead with your proposed project if the Winter Games had not been proposed for Lethbridge?

MR. MCKIM:

Yes, we have to go ahead with it if we are to survive. In order to get away from this steep mountain and into a situation which they can handle, we have to expand. This is basically what it boils down to.

DR. TROST:

So your plans for expansion are current and ongoing, but the Winter Games is an extra spur to these plans?

MR. MCKIM:

Yes.

DR. TROST:

When Lethbridge made its application for the Winter Games, did it include your name concerning a possible site for a part of the Winter Games?

MR. MCKIM:

Yes, they did.

DR. TROST:

Did you have an understanding with them at that time?

MR. MCKIM:

We felt at the time that we should be left out of the bid presentation, any contractual arrangement, because before or after the bid has been accepted we must become a legalized society and from there a contract is drawn up. We are just finishing the legal end of forming the society and from there we will go into our contract arrangements.

DR. TROST:

In most cases, when winter games are involved, the city, the province and the federal government are involved, both in the decision as to where they might be and in a support program for them. Do you have any reliable indications of support from those three levels of government?

MR. MCKIM:

It has been indicated to me that we will have some type of support from the federal people and, pending meetings with provincial bodies, hopefully there will be support from that level as well.

DR. TROST:

Will that be for capital costs, for operating costs, or for both?

MR. MCKIM:

Operating costs for the ski competition are in the budget. That was with the initial bid. What we are really talking about is the capital money, and we need capital money from these levels of government.

DR. TROST:

I believe the stages that you describe for the expansion of your program go beyond the Winter Games?

MR. MCKIM:

Yes.

DR. TROST:

But are the ones that lead up to the Winter Games sufficient for you to take on that task?

MR. MCKIM:

Yes, they are.

MR. DOWLING:

Are those costs on the order of \$350,000?

MR. MCKIM:

Yes, they are.

DR. TROST:

Would all of the capital costs come from levels of government or would you have to raise some of that yourself?

MR. MCKIM:

I expect that the company will be responsible for raising at least some of it themselves. I think this is fair.

DR. TROST:

Do you know how much of it you will have to raise yourself?

MR. MCKIM:

No, I don't.

DR. TROST:

What is the equity situation in respect to these developments leading to the Winter Games?

MR. MCKIM:

I really don't know if I can answer that now. I think it would depend on what type of arrangements were made initially with these levels of government, for example, whether the jumps stay or whether they take them down, put them in storage and set them up in 1976 somewhere. I really don't know.

DR. TROST:

In any event, the commitment of the city and the province to the Winter Games for this period of time is firm, but the preparation and the commitment of West Castle to make provisions for the games is not yet firm?

MR. MCKIM:

That's right.

DR. TROST:

Do you sometimes feel uncomfortable?

MR. MCKIM:

Yes, sir.

DR. TROST:

With regard to your time schedule, are you now experiencing trouble in your preparations for the Winter Games?

MR. MCKIM:

I think that beyond August 1 we will be in trouble. I say that because to lay out a ski lift properly you have to know not only where you are going to put it, what the slope profile is, but where you are going to put your trail. It takes a lot of walking and since this first lift is wooded with jack pine it is difficult to see through it.

DR. TROST:

What is the date of the letter from Lands and Forests in which they approved in principle certain things for you?

MR. MCKIM:

I think the letter was dated August of last summer.

DR. TROST:

Have you had any further commitments or approvals in principle from the several levels of government with whom you were associated since the Games were committed?

MR. MCKIM:

No. What I did was indicate on an aerial photograph the additional land we felt we would require and then I submitted that to the Lands and Forests people. They wrote back and said, "Until the hearings have been completed and the results analyzed and published there will be no movement."

DR. TROST:

Is the City of Lethbridge thinking of any alternate site for the ski part of the Winter Games, in case you run into difficulties?

MR. MCKIM:

They have two additional proposals. One would be the existing facility at Blairmore which consists of a couple of rope tows which didn't operate this year. I don't think they had snow on the ground for more than a week because of chinook problems.

The second possibility for a site would be one of the coulees on the river bank. But this would give them only 300 or 280 vertical feet which isn't sufficient for the competition, and again you're looking at weather problems.

DR. TROST:

So your alternative is the only remaining plausible alternative?

MR. MCKIM:

Right now I don't think there is any probable location that they could consider.

DR. TROST:

Have you discussed these conditions necessary for viability with any departments of government?

MR. MCKIM:

We discussed snow removal, by correspondence only, with the Department of Lands and Forests, the Department of Highways and the Department of Municipal Affairs. At the moment they, too, do not want to move very fast.

DR. TROST:

Will support for this development in connection with the Winter Games be presented on your behalf this afternoon from the City of Lethbridge or from other groups of citizens?

MR. MCKIM:

I think there will be support from the specific proposal which will follow ours. There is definitely support from the town and M.D. of Pincher Creek and certainly from the Lethbridge Southern Alberta Winter Games Society.

DR. TROST:

Is there support from the City of Lethbridge itself, to which the Winter Games have been given?

MR. MCKIM:

No, the Winter Games have not been given to Lethbridge. They have been given to Lethbridge/southern Alberta in accordance with this regional concept.

DR. TROST:

Then Lethbridge is part of the southern Alberta group?

MR. MCKIM:

Only one part of it, yes.

DR. TROST:

Have you had written support from the group sponsoring the Winter Games?

MR. MCKIM:

No.

DR. TROST:

Would you get it?

MR. MCKIM:

Yes.

DR. TROST:

Will other citizens, groups or associations either speak for you this afternoon or, on your request, provide written support for your proposal?

MR. MCKIM:

Yes, I'm quite sure.

DISCUSSION ON CASTLE MOUNTAIN RESORT PROPOSAL

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

With all due respect to Mr. McKim, many submissions which we have heard the last few days do not see West Castle as being their own. Some expressed very great concern about the development.

Some expansion has recently taken place without hearings. It was possibly the position of the government in the past to allow this but I question whether or not further development should be considered just on the basis of past performance.

This proposal should be scrutinized as to its size, possible expansion and the amount of public land to be retained for exclusive use. Permanent private accommodation must not be allowed. There is not much difference between a chalet cottage in that area and a cottage in any other area in the forest reserve. The proposal requests public provision of a highway, high maintenance and utility services. This should only be considered after a public hearing involving the citizens of the region and governmental authorities. The benefit to the public of southern Alberta must be worth the burden upon the tax dollar. Perhaps the details of the integration with regional needs and the clientele involved would be answered as well by such a hearing.

The compatibility of the development with the environment should be strongly questioned. In particular the proposed lake, snow-making facilities, the increased lift lines and runs and the golf course generate environmental problems that must be considered. As well, other resource capabilities in the area should be examined. There are economic benefits from other developments besides a private resort. I would point in particular to hunting, fishing and general recreational use.

It seems that some of the year-round facilities proposed can well be accommodated without such a resort. I refer in particular to hiking, camping and cross-country skiing, which do not require the accommodation that is proposed by West Castle.

MR. SHARP:

Bill Sharp, Department of Biology, University of Lethbridge.

I have some concern about the amount of development that Mr. McKim has been proposing here. How many of these condominiums and chalet units are being proposed or are expected to be developed in this area?

Another question is, how many permanent residents would be required to service these kinds of facilities for the full year of operation?

The answers you give here would affect some questions we have about the sewage disposal system. You mentioned you have 3,000 square feet of drainage area along this septic tank arrangement. Are you planning on providing any facilities for these condominium developments? If I remember correctly you said that the current field disposal system is under the corrals, which are on the east side of the road going past the ski resort. I believe that's quite close to the river. If you expand that wouldn't there be some danger of the

porous soil allowing drainage of sewage materials into the river and contaminating some of the areas there?

One of the reasons I bring this up is that the ECA and the general public may not be aware that the university has a biological field station about a mile and a half downstream from the ski resort. This station is located in the West Castle valley and was set up at a cost of between \$15,000 and \$20,000 of public money to serve as a basis of operation for ecological research and the teaching of field biology courses. We are rather concerned about the deleterious effects on the general environment of the area by the development of what appears to be possibly a large commercial resort-type development for year-round activities. Under the conditions of our field work and general studies out there it could create quite a problem for the biological study of natural and relatively untouched areas.

Another aspect of this same thing is the possibility of contamination of the water. The field station at present takes its water supply from the river and if there is contamination of the stream it could create problems for some of our water supply there.

The other thing I would like to question is the necessity for enlarged parking lot facilities for a two week period during the Winter Games. Have you actually investigated the possibility of bussing people in from Beaver Mine or Pincher Creek? The Sunshine ski operation in Banff already is very successful in carrying out bussing activities from a parking lot some distance from the ski resort. It seems to me that it's asking a bit much to considerably expand the parking facilities for use during a two week period only.

MRS. SHEPPARD:

Mrs. Jean Sheppard.

I'm disappointed that this brief was not presented at Coleman where most of the people affected by it live and could have easily come to the meetings. I do not think there are that many people here from the immediate area.

I'm mostly concerned about the number of trees that are going to have to be cut down for all these facilities to be built - extending the new day lodge, the chalet, et cetera, et cetera. I'm wondering what effect this will have on the watershed of the region which, as we have heard time and time again throughout the meetings, is very critical to the Oldman River basin.

I'm also interested in the number of people you are planning for as on-site residents in the future. I believe you have accommodation for 60 now.

You say you have capacity for 900 skiers a day now, but what is the capacity going to be in the future?

I think your estimate for the number of cars for the Winter Games is probably too low if you have ignored the Calgary population. It's only about an hour's extra drive from Calgary as compared to Lethbridge.

MRS. SCHULER:

Mrs. Helen Schuler from Lethbridge.

I have several questions that are bothering me. You're speaking of water impoundments, but have any impact studies been done by

wildlife and fisheries biologists or water resource personnel on the environmental impact of this type of thing? I would be concerned very much about this particular area, especially about water impoundments and the cutting off of access beyond the valley for hikers.

Do you really consider that with an area as beautiful as you describe this particular corner of the woods, a heated swimming pool and a tennis court are necessary? It seems to me to be unnecessary. Why can't you put some of your accommodation facilities at Pincher Creek and, as suggested previously by Mr. Sharp, bus people in instead of requiring all this building in this area?

I must state here that I have no real quarrel with your skiing facilities there because I have talked to biologists and they seem to feel that there is little undesirable impact as far as winter activities are concerned. I have heard that this is good grizzly country. Before when there has been conflict between humans and grizzlies, the grizzly invariably has come out second best. This, of course, refers to the period when grizzlies are out of hibernation and in winter this doesn't concern you.

MR. SHEPPARD:

David Sheppard.

Once again I think this is an example of growth decided somewhere else dictating our management decisions. I think it is a very bad way to do things. Someone, somewhere has decided that the 1975 Winter Games will be held at West Castle and now we find ourselves in the position of having to expand the facilities there to accommodate them. That is not the right way to manage the eastern slopes.

I'm opposed to this kind of commercial development within the forest reserve boundaries. I wonder if alternatives, such as the Crowsnest Pass, have been looked at and if they have been looked at thoroughly because that area certainly needs an economic lift apart from the so-called lift that will be provided by the coal industry.

I think this has to be looked at a lot more carefully. I realize time is extremely short now because of this commitment. But I would like to ask this question specifically of Mr. McKim. How many of these Games competitions you have mentioned will require new facilities at West Castle? I'm thinking specifically of the slalom. I don't know anything about skiing so I don't know the names of them. Could these not also be provided in the Crowsnest Pass somewhere?

As to the future of this development, there is, in my opinion, no evidence as to when the growth of this thing is going to stop and how many others of these types of developments are going to be allowed in the area. If we let this one grow must we also let in others? I think this is a bad precedent and the resort should not have been started on this basis. If a ski resort was necessary in that location it should have been government-run. They are government-run in Saskatchewan and they operate quite effectively even though there are no hills in Saskatchewan.

As far as the running of the place goes I suggest that the government take over this operation for the summers, if not completely. It can function as a downhill ski area for southern Alberta and should not be used for the Winter Games unless existing runs can be used. It should continue to be used as a ski area but as just one of the ski areas for southern Alberta. Why not develop another one in the Pass?

In the summers it should be run by the government as an educational facility. I suggest that you hire Mr. McKim to run it because I was most impressed with his presentation. I thought it was excellent. It's a pleasure to hear a commercial organization which doesn't try a 'snow job' in its presentation. It should be run as an educational facility for school classes and youth groups. We have had requests from youth hostels for this kind of operation but I think the government could run it much more effectively and much more fairly and could eliminate the kind of elitist atmosphere that could develop in a privately-run educational facility.

MRS. BRUNS:

Mrs. Louise Bruns. I have four questions for Mr. McKim.

First of all, I understand he would like about \$350,000 to be poured into the operation by the three levels of government. Now when and if this operation becomes viable the owners of Castle Mountain resort will be the ones who make the profits. What will the public get back?

Secondly, why should the public pay for the electricity, natural gas and telephone? If a private citizen builds a house in the country he pays for these himself.

Thirdly, and this is a concern of many people, where will the development end? Will it become another Banff?

Fourthly, how do we get to the head of the valley for hiking, hunting and other recreational activities once Castle Mountain resort has control of the valley floor?

MR. MCKIM:

I think it is great that we are starting to get some input. I'll go through and answer the questions as posed by the people who have responded.

First, Leo, you asked that there be no private permanent accommodation within the forest reserve. The only thing I can say to that now is that we have been permitted to build a lodge and build duplexes and I will just have to turn around and rephrase your question and say that this is permanent private accommodation. If you mean further development, such as subleasing the land for chalets, I think what I was trying to say in my brief was, we want control as a private company on 'who' and 'what' and other conditions of day-to-day living in that area. Of course we do feel there is a need for further private permanent accommodation in the area, even if it is controlled by Castle Mountain resort.

I appreciate your concern about the utilities and your proposal for a hearing to be held with both the local people and the government agencies responsible for this specific utility.

You do not feel that we should have a lake? Quite frankly, deep down inside I don't either but I have to answer to my board and they feel that a recreation area isn't a recreation area unless there is a body of water in order for people to partake in water recreation. This is why that was in there.

At the present time we make no snow on the mountain. That is, we aren't pumping water through a compressor and spraying the slopes to make snow. That isn't there at all.

I made reference to the CSA evaluation in which they suggested that a sprinkler system be put on the mountain. At the present time we do have a water system on the mountain, in other words an inlet at that level, at the top of the swollen course. It is in the ground there so it would mean simply tapping that present system to spray the slope. I really don't know what you are trying to get at with the snow-making but I'll ask you later.

I don't know if you saw the five year study or the one that is here now. What I mean by a golf course is a pitch-and-putt type course, not a regulation-size golf course. I don't know much about them either. There is an area for it, a flood plain of the river, treed now with secondary growth and spruce coming up and with good open spaces and shrubs throughout. Building a course would entail very little work or tree removal. I think that on this idea we haven't, or at least I haven't, made any point of removing trees where I could situate something in an open area. We have tried to get away from destroying trees as much as possible. We feel that the golf course falls into the same realm as the swimming pool and asphalt play court.

Not all of us are capable of going out and hiking. Maybe we don't want to but we do want to be able to go into the mountains and play a little golf, tennis or basketball or go for a trail ride. So we have a full range of activities that we are dealing with. Unfortunately we can't satisfy everyone.

Bill Sharp asked for a definite number of chalets and condominiums to be stated at this time. I cannot state that now because we don't know exactly what the demand would be for these. We feel there is some demand now but we haven't really done a market study to figure out exactly how many are needed, what periods of time should be involved or what stages of development this should take. I can't give you any further answer.

A question was asked about the number of permanent residents. I think that initially, with the ski lift, the conversion of the lodge and the day facility - the permanent residents in the valley are two people right now, myself and my wife.

We have been very fortunate, particularly in the winter, in hiring local people, ranchers and people not normally employed during the winter season, and this has provided them with some form of revenue during the winter.

Definitely if condominium development did go ahead, one of the prime concerns would be the sewage disposal system and how we would handle that. This is a technicality. You can slough it over if you wish but I don't think we wish to slough over something like that now or in the future. So we will be taking it into consideration with the feasibility study for condominiums.

The present field for the septic tank is approximately 170 to 200 yards away from the main course of the river. It has been approved by the Department of Municipal Affairs, plumbing and health inspection people.

You are concerned about the contamination of the water supply for the University of Lethbridge biological station. I appreciate that concern and I appreciate the concerns involve us all about the pollution of water because I think if West Castle has anything to offer the West Castle River, it's a water resource.

As to parking for the Winter Games: even with the addition of a lift on Mount Haig we would require additional parking facilities. I did not say that we would have to cut trees to enlarge our parking. There is open space immediately adjacent to the entrance gates. There is another open area about three miles further the road. Right now there is a gravel stockpile there and if you out that way you can look at the area. This could certainly be made into parking for the Winter Games. In the spring it's right back to what it was. From there you would have to have a shuttle service but it amounts to a round trip of six miles.

Mrs. Sheppard asked why we made our presentation in Lethbridge rather than Coleman. Although both Lethbridge and southern Alberta applied for the Games Lethbridge is receiving the lion's share and what happens out there concerns Lethbridge more deeply. Further, our skiers are basically from Lethbridge and I think that is why I decided to come into Lethbridge.

You asked about trees being cut in the watershed area. I think probably in my earlier comments I may have covered that for you. I will just reiterate that we don't intend to cut unnecessarily. We are trying to build something that is pleasing to everyone's eyes. Again, unfortunately, one can't please everybody when any type of development is done anywhere.

You also asked about the on-site residents. With the \$350,000 of this initial phase of development you don't need more than one or two people living in the lodge. There would probably be a total of four people out there to operate that place through the summer months. I am proposing this year, as opposed to last year, that in the wintertime we have no employees living on-site other than myself and the people who will have to be in the lodge to manage it. In the past we have had approximately seven to eight people living on-site. Most of these people were living in cottages, as well as trailers which were brought in and they used the facilities of the lodge.

I think you are probably aware of the number of spectators per day we can expect, from the numbers that came to Saskatoon for the Canada Winter Games. I may be low, I don't know. I think we can push it higher if you want, but personally I would just like to leave the spectators around 1,500 per day with about 200 athletes on-site on a competition day. With skiing you will have another 200 volunteers to run the races. Over and above that I would think you are looking at media personnel and that type of thing. So probably you are pushing close to 2,500 total people on-site.

I hope I answered all your questions.

MRS. SHEPPARD:

Mrs. Helen Sheppard.

On page 3 of the appendix I believe it says there is accommodation for 60 people in dormitory and motel-style rooms. I was asking what accommodation on the site there would be in the future once you have the condominiums, the chalets et cetera built, not how many employees there are in the place.

MR. MCKIM:

Until a market survey and feasibility studies are done it is difficult to answer that question. What we are doing here is making a proposal for things we feel we need to be a viable ski area. We really haven't looked at specific numbers as such at this time.

Mrs. Schuler asked whether or not we had impact studies on water impoundment or had done any, and my answer is no. I think there's no need to pursue this any further.

I do feel, as I said earlier, that there is a need for programmed activities for any person coming into the area and this takes the form of a heated swimming pool, trail rides and a play court. Some people do want this type of activity in that type of setting. They can have it in Lethbridge, they can have it in Pincher Creek, Claresholm or wherever, but they also want that little bit extra and this is what we are trying to give them.

You suggested that there be accommodation at Pincher Creek and I agree. I agree that every little community that is within 60 or 75 miles of West Castle should be plugging its own programs: come and use our facilities in the winter months, stay with us and ski at West Castle. But it is not for me as an area operator to promote them. I'm there and they should be using me. In the past we have tried to work in reverse and try to help out the merchants. We're willing to sit down and outline a program with them but we certainly aren't willing to carry their advertising load because we simply cannot do it. What I am saying is that the accommodation is there and it is up to the merchant to make it marketable.

Your fourth question was about that particular area being grizzly country. I really don't know how I can answer that as I have not seen any myself. I do not know whether we can say that because the two of us have been there alone for most of the year, 6 months out of 12, we would cause grizzlies to leave the area. I really don't know. I think there are a couple of lads in the audience who could give us some answers to that particular question if they're so inclined.

Mr. David Sheppard is opposed to this kind of development in the forest reserve and suggests that we look in the Blairmore Corridor. I can answer that, as far as I know there has been a ski area in Blairmore. They were not successful simply because of the prevailing warm chinook winds that can come through the Pass. There are possibly areas immediately adjacent to the corridor. I have certainly not had the time to explore this. I do know that there was one group out of Calgary considering Blairmore for the establishment of a ski area within the last year. But I think they're a bit afraid of the climatic conditions.

You asked how many of the new facilities are required for the Winter Games and I can say those that I have set out are required: the lift, the renovation of the hotel or the lodge, and the new day lodge.

MR. SHEPPARD:

You misunderstood my question. It had to do with the events that would be held there. How many new runs, new scars on the mountains, will be needed to accommodate those events? If you would go through the events I would appreciate it. My question is, could any of the events be held there now with existing runs?

MR. MCKIM:

Yes, I believe in all fairness I have to answer that the giant slalom and slalom competitions and the alpine competitions could be held on the present south run of the mountain. But we cannot hold the downhill alpine event on the existing mountain. What we are saying is that the mountain immediately to the south, the ridge of Mount Haig, would be opened up and used first for the Winter Games as the downhill trail and afterwards to provide the intermediate skiing that will

ensure our existence. Other than that particular trail, which would vary I would think between 150 and 200 feet in width, you would have various configurations of trails on that slope. I would be guessing but I would say in total acres you are probably looking at 350 to 400 acres of jack pine you would have to cut for that run. That is on the mountain.

I have answered the second part as to whether these runs or competitions could not be held in the Crowsnest Pass. From what knowledge I have of the climatic conditions and the length of mountain they have available in the Pass, no, they could not be held there.

You suggested that the government should take us over and allow us to operate the ski competitions during the winter months and then operate the facility for the public during the summer months. All I can say is that if we aren't too careful and we're not too fortunate in our efforts to find additional financing, the government will have it. At this time I really don't think they want it. I would like to take this opportunity to thank you for your nice comments.

Mrs. Bruns, I think you misunderstood me. I am not asking for a straight donation or grant of \$350,000 from the three levels of government. If they want to do it, that's fine. But I'm sure they don't. We have formulated plans regarding a proposal for the society to carry to the government and I made mention of this earlier. We're also in the process of fighting ourselves and finding ourselves additional financing and I think that we will be successful. If we did receive money from the government in the form of a grant, I could understand your wondering how the public will be reimbursed. I think the best way to handle that situation, if it ever does arise, so we all have a clear conscience, is that it not be a grant but a loan that we pay off as a private company.

You ask why there be public funds for utilities. My comments to that are that we feel - I think this is why it makes it particularly hard to be up here today and do this - we feel that we are providing some type of service to many people in the South and people who are starting to really turn on to this thing called skiing. It's just like you wanting a swimming pool here in the city. Sometimes there is private money put up for it and sometimes there is a cost-sharing agreement with the city. This is a comparable idea to what we are asking for.

We'll provide the uphill facilities, we'll provide the basic services on-site. But before we can do this and do it so that it satisfies the needs of all people we require these basic utilities. I'm sure it can be compared to your building a house. It costs you a portion of what the true value is to have the utilities brought in. So if it would be easier to take, then I'm sure we'd be willing to look at some type of cost-sharing arrangement as well.

I do not foresee West Castle ever being another Banff. If it is, I'm long gone too. I don't want another Banff. At this time though, I don't see why there would be any further development in there other than another lift on West Castle, two lifts on the present mountain in West Castle or Gravenstafel, probably three on Haig and that's it. Then you would be up to 1,500, 2,000 skiers a day there. I would think that would be when you would want to cut it off.

At the present time there is a forestry access road going 10 to 12 miles past West Castle. They control that road, not us, and I'm sure that at no time would they allow us to control it. I think that initially, if we had been smart, we would have taken a lease on that road before it was built so that we could have paid for the road. But

that wasn't the case and right now as far as I'm concerned, I have no desire to control that road. But I do have some desire to control the type of vehicles on it according to the time of year. I do not suggest that if we are going to use it for ski touring that we also use it for snowmobiling. If we can eliminate the noise factor in there - since it is a narrow valley you can hear those lifts banging away from one side of the valley to the other - we'd be stepping ahead. In fact if you go down on the river you can hear the generator going about a mile away.

I think I've answered Ms. Hedenstrom's question, why a lake. It was basically a proposal put forth by someone on my board who wanted to sit in his boat and fish, I guess.

MR. SHEPPARD:

Mr. McKim, this question has to do with the possibility of development of a ski area in the Crowsnest Pass. As you know, the Winter Games were held in Saskatchewan a couple of years ago, and there is possibly a not much more unlikely place for this in Canada than Saskatchewan as far as lack of snow and lack of hills are concerned. Yet they seemed to manage very well and they made their own snow. Would you comment on that, please?

MR. MCKIM:

My attitude toward this particular question, after having been associated with the national ski team for a couple of years, is that this is an opportunity for the best kids in Canada to show what potential they have. Now the big question we have to ask is, do we want international competitors? If the answer is no, then you can run them on any type of mountain you want. But if you want to get a true evaluation of their potential, then you must put them on a mountain or play court that meets international standards.

MR. KINISKY:

The presence of 2,500 people in a place for a day suggests to me a rather large garbage pile developing daily. I'm wondering what sort of a system you propose to dispose of solid garbage.

MR. MCKIM:

I think this falls in line with the sewage disposal problems in any condominium development. We have the technology and the resources to look after our own messes. I think that when we come down to that specific problem we can turn to the technology and say, okay, we need an incinerator, fire by gas, we have to burn this rubbish, bury it, truck it out or make some such arrangement.

MR. KINISKY:

Do you propose that the company will build the condominiums and then sell them to owners?

MR. MCKIM:

I don't know if we can even propose how it should be done yet. You could have a group of people come together and each say, I want a condominium, here is the \$20,000, the \$10,000 or whatever it happens to be, the money for a condominium. Build it for me. We say okay, and these are the terms of reference: you receive access to this during the winter months for 60 days with the balance being open for us as a company to rent out. And if you do not want to use it during

the 60 days, you can then ask us to rent it for you with us taking a handling commission.

MR. KINISKY:

We're talking about the extensive use of public lands. I'm wondering about how much access the ordinary people of Alberta would have to the types of condominiums you are talking about. Is it going to cost them \$60 a day, \$5 a day - what sort of money are they going to be paying for this accommodation?

MR. MCKIM:

Looking at what we have done at West Castle our rates are lower than most, at present, because we have a lower quality of facilities to offer, except for the mountains. It's the best skiing in North America. In time you'd have to sit down and say these are going to be the rates for the condominium and I don't think you can ask for anything exorbitant.

I think we would be defeating the cause because what we're trying to do is build it for southern Alberta first. We don't want to build it for the guy who is going to fly on PWA, then fly Time Airways down here and land in Pincher Creek all the way from L.A. prepared to spend \$150 a day for the combination.

I would just as soon leave the condominium idea unexplored at this time. I've thrown it out, I've given some idea of how we feel we could do this, raising the capital from interested people. If we found that we could build these ourselves and rent them out as hotel suites then there again we would have to at least break even on it.

MR. KINISKY:

So you haven't got your plans formulated to the extent that you could really answer questioning on it?

MR. MCKIM:

No. On the condominiums I don't think we should delve into it because that is quite far away, probably even the summer of '75 would be too soon.

BRIEF TO
ENVIRONMENT CONSERVATION AUTHORITY
HEARINGS
ON
LAND USE AND RESOURCE DEVELOPMENT
IN THE EASTERN SLOPES

Presented by:

M. Gibb
White Spruce Lands Co. Ltd.
Lethbridge, Alberta

WHITE SPRUCE

HE WANTS TO BE PART OF NATURE AND PROTECT HIS WORLD, BUT HE KNOWS NOT
HOW TO DO BOTH

Man is living in a changed society. It is a world with new and exciting challenges, the most creative and imaginative time in history, where sociological and technical advances are unlimited, where leisure as well as social activities are establishing new standards and interests with each new generation. The need to survive in a wilderness area or to combat the elements have become less and less necessary.

However, in achieving these ends, man has gone through a destructive cycle, but now his attitude is changing from that of "worldly progress" at all costs, to that of awareness. Awareness of himself, others, his country and environment. He now wants the opportunities to have experiences in identifying and resolving real life problems; to acquire skills, self-realization during leisure time; for gaining concepts and understanding about people and natural resources; and for establishing a stronger personal relationship with nature.

He wants to do this by escaping from his urban environment, once again returning to the land, to the solitude of nature where we might reflect in peace, breathe clean air, and drink pure water. However, in attempting to readjust and befriend the land he has shown awkwardness, his "urbanness" travels with him to nature, "vehicling" him to mountain tops and headwaters of sparkling streams. For the most part, in trying to escape he is either parking lot located in a forestry slum or desperately protruding into an untouched wilderness. Others contemplate ecology at home yet desire to be a part of their wilderness environment. Therefore, we have two very major conflicting concerns:

1. The desire for people to get away from the steel and concrete jungle to the confines of nature; to be once again a creature of the environment and,
2. The desire to protect the environment.

White Spruce has attempted to bridge these two conflicts. White Spruce did not come about by chance. Keeping in mind the previously mentioned concerns, the concepts of White Spruce have been slowly and carefully planned.

First: White Spruce property was not picked at random but chosen for its many outstanding qualities relevant to this type of development.

White Spruce: - is deeded property.
 - borders the main and only all weather road into the Westcastle Forest Reserve.
 - is the closest private property to Westcastle ski hill by road. In 1973 it will be within 3 miles of pavement.
 - is magnificently beautiful with an outstanding view.
 - terrain and vegetation cover is varied; limited agricultural potential apart from grazing, but high potential recreation property.
 - has ample water and good fishing. (Beaver Mines Creek and intermittent streams plus 2 or 3 small lakes).
 - borders the Crowsnest Forest Reserve (near heavily used areas - Beaver Lake, Castle Falls, etc.).
 - abuts existing tourist oriented ranches (Buckhorn and J.O. Guest ranch).
 - has Calgary power to the property.
 - is within 3 miles of Natural Gas Lines.
 - most of all, is suitable to allow man to protect his environment and enjoy it.

Second: White Spruce Lands Co. Ltd. is being incorporated as an entirely Alberta owned and based company, all members are Canadian citizens.

Third: White Spruce has engaged a variety of highly qualified consultants, planners and assistants to advise on this development to assure that the objectives would be achieved. (A

great deal of the planning was "heart".)

- Fourth: White Spruce will provide a tremendous economic boom to the area; in excess of 3 million dollars of development over the next few years and continued tax and economic benefits to the area, both direct and indirect.
- Fifth: White Spruce will take pressure off existing prime farm and grazing land, and still provide an alternative for vacation owners and renters. Presently there are a substantial number of "gentlemen farmers" who own land in the M.D. of Pincher Creek, and more who desire such; White Spruce will provide the alternative.
- Sixth: White Spruce will provide people with the best opportunity possible at a reasonable price, to return to the land and live in suitable buildings, protecting valuable natural areas, and providing people with meaningful experience for themselves and their families.

White Spruce is a new concept in living. Man living in a natural environment as one of the creatures of the land, able to enjoy his environment but protecting as much of the land, vegetation, creatures, etc., as possible.

White Spruce:

- will be "model" planned "seasonal" community, village cluster of multi-clusters) reserving as much open and wilderness area as possible for everyone's use. A small proportion of the land will actually be developed for sites; the balance will remain in wilderness state with trails, protected areas, etc., thereby cutting down the need for roads, utility lines, and maintaining natural areas.
- will remain as a working ranch, pasture for livestock, game and timber production (good land management).
- will bring together those people who want to return to the land.
- will have concern for conservation and ecological aspects, and will establish an environment committee within the Home-owners Association.
- will provide deeded ownership, small deeded parcels plus home owner association membership and/or co-operative ownership for common properties.

- will be "clustered" development aesthetically oriented and architecturally controlled. Some of the units will be row units. some will be private individual lots, but all will be legally surveyed.
- will provide each unit with a view of the mountains or similar significant view, rarely will other units be seen.
- will have a concern and dedication for ecology; and conservation will be a must with past history and culture of the area emphasized. (Church, school, buildings, in general). Three existing homesteads will stay intact, with continuous use and maintenance.
- will provide each unit with immediate access to the common properties.
- will by numbers assure protection and social involvement. (Each owner will pay a monthly fee towards continued year round supervision, fencing, garbage control, maintenance, etc.).
- will provide protective covenant within the contracts to provide the properties natural areas and wildlife.
- will plan potential common facilities and home owners social club which may include:
 - Commissary (small service center) which might include: snack bar, dining room, social hall facilities, grocery and laundromat.
 - nature interpretation center.
 - development of the open space for outdoor recreation. (Riding, hiking, skidoo trails, etc.).
 - education and recreation center.
 - equestrian center (stables, farrier, training center, hunter trails).
 - swim, water facilities (lake and small swimming pool and tennis courts).
 - maintenance center including fire control.
 - special projects might include: yearly fishing, hunting trails, skidoo trips. New Year's parties, etc.).
 - consider managing and caring of row units, possibly rental of client's units when owners are not using, etc.
 - other facilities and programs as desired.
 - an authority who will be responsible for continued concerns and jurisdiction to guarantee that White Spruce will remain a quality area with man living as a part of his environment.
 - or a resident can just take it easy, sitting by the fire, walking in the wilderness, or resting on a mountain peak.
- last but not least, provide a truly meaningful experience for an individual and a family in a beautiful outdoor setting.

General Comments:

White Spruce wishes to express the following:

- Land in the vicinity of developments but used strictly for agricultural purposes should be assessed only as farms or agricultural lands and not be increased because of recreation potential.
- Basic planning is essential in the Forest Reserve and areas should be established to allow for wise use of all resources, however, true wilderness areas should be established and retained.

"IF WE MUST CHANGE THE WORLD, LET IT BEAR THE MARK OF OUR INTELLIGENCE"

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

I am, like you, wondering exactly what role the Authority plays in this since you are talking about land that you already own.

Approximately how many people do you envisage being in this area when it is completely developed?

MR. GIBB:

We haven't established that. We are concerned about the environmental impact of people being in the area. It won't be an acre per unit by any means. It will be smaller than that for the actual lot. But 200 of the acres in that neighbourhood would be developed by the cluster method so that there would be approximately 200 people.

The use area will be the main factor. I have a place up there but I don't use it that often. Use by the average family of four means that the impact could be as high as 800 people with 200 units, if we go with that statistic, though we may vary it somewhat. But it will depend - it won't be a heavy-use area if they use it as I use it.

MR. KINISKY:

Are you proposing to go as far as providing urban amenities such as sewage disposal?

MR. GIBB:

We plan on providing adequate water and sewage, natural gas and electricity to the sites in the restricted corner that we will develop. We want to meet the Authority's requirements. It's our intent to go above and beyond that to meet the need.

MR. KINISKY:

Does the Oldman Regional Planning Commission have some control on the densities allowed in this particular area, or will that come forth with the general planning?

MR. GIBB:

They could answer that better than myself, but we have put in a submission and are hoping to negotiate. We have been negotiating with them for six months and asking for any input that they would like to give us regarding all these aspects.

MR. KINISKY:

Approximately what is it going to cost for a person to get a little bit of land out there?

MR. GIBB:

We do not have our cost factors, because of water. We are trying to keep it as reasonable as possible. With water, sewer, natural gas, electricity, roads and the legal survey, we hope it comes in at under \$5,000. Of that, \$1,000 will go to the Homeowners' Association to develop those kinds of sites in the development area as they see fit. We are trying to keep it low so that the average individual who would

like it will have the opportunity to buy. We're going to have low-key merchandising, we hope, with an invitation to southern Alberta, Alberta, Canada - we're very nationalistic at this time.

MR. DOWLING:

Mr. Gibb, can you tell us what market, or who you are trying to serve with this development?

MR. GIBB:

Well, if I had approval tonight, I could phone about 50 who have requested it. That is actually what brought about the consideration. I have had my own place and people have been trying to buy my 40 acres from me for a long time. Finally I got concerned about this situation. Normally I would probably be giving a conservation brief to your organization.

I think there is a market, I think it is mostly southern Alberta, many of the kinds of people that Mr. McKim talked about. I think there is a ready market in that field. The M.D. of Pincher Creek gets numerous inquiries on lands for sale, as do all of the real estate agents et cetera in that particular pass and Pincher Creek.

MR. DOWLING:

Approximately what sort of income group would subscribe to this scheme?

MR. GIBB:

Money is getting tighter, but we have banks today that have done an assessment and are willing to carry it so that if you can buy a car, you can buy a lot. If people want to do that, we're in that price range. We want to develop it in a reasonable sense.

MR. DOWLING:

That's rather general, because the automobile today seems to be more or less a necessity.

MR. GIBB:

Well, for example, one bank has talked to us in the neighbourhood of putting up three-quarters of the down payment over...

MR. DOWLING:

I think you are misunderstanding my question. You will have a number of subscribers for, let us say, the 200 units that are going to be developed. Now these subscribers will come from some income level of southern Alberta society. Now can you tell us approximately what income group that might possibly be?

MR. GIBB:

I think that we will get a variety. I think the majority of our people will be from the middle-class income group.

MR. DOWLING:

I'm not sure I'm satisfied with that as an answer.

MR. GIBB:

I'd like to be more specific, but I'm not understanding your question.

MR. DOWLING:

Are the people buying making \$15,000 a year, \$10,000 a year, \$20,000 a year, \$5,000 a year? They aren't going to be able to do it on \$5,000, I'm sure.

MR. GIBB:

I would think the \$10,000 to \$12,000 a year person would be able to buy that easily.

MR. DOWLING:

When you say you are going to sell these properties, are you selling both the house and land or merely the land?

MR. GIBB:

We're selling the land at this time. There may be companies that would like to put up show homes and sell cabins. They will be architecturally controlled.

MR. DOWLING:

Is it your intention that this development have year-round use?

MR. GIBB:

By "year-round" I mean for vacation purposes, weekends, et cetera, throughout the year.

MR. DOWLING:

What is the likelihood of it becoming a permanent residential area?

MR. GIBB:

It's not our hope or our intention for it to be such. The architecture control orientation will be more to secondary homes.

MR. DOWLING:

Once people have freehold it's their land and it's their house. Is there any way you are going to prevent them from living there 12 months a year instead of using it on a casual basis?

MR. GIBB:

We have our legal people working on that. Possibly that kind of thing will be defined in the restricted and protective covenants.

MR. DOWLING:

What about water supply for this community? Would you be going straight to the creeks or would you be drilling wells?

MR. GIBB:

That's presently with our engineers and they are to provide us with those alternatives.

MR. DOWLING:

Will they also recommend how you are going to dispose of the sewage because this is a fairly large number of people, especially on a weekend. How will you handle the garbage?

MR. GIBB:

We are very concerned about the garbage. As I mentioned, we will have a monthly rate charged to each individual to maintain the area. One I think I mentioned was specifically for garbage. We would hopefully haul it away from the area and have it buried. We're working on that and we're negotiating with our environmentalists regarding those kinds of things.

That's why I was quite concerned in coming here because we're in a preliminary fact-finding situation and if I sound a little general in some of the statements, that's because that's where we are. We would also like input from people, from planning commissions and from yourselves as to the best direction in these particular areas.

MR. DOWLING:

Has your consultant advised you how difficult it is sometimes to get rid of one community's solid waste and put it into another community? With the garbage it's sometimes quite difficult to take it away from where it is produced.

MR. GIBB:

The one person we have dealt with on that has come up with some suggestions of removing it. I have a maintenance centre there and it would be their responsibility.

MR. DOWLING:

Now I notice in the plan you put in front of us that you hope to lease 320 acres to make a parcel out of this. Is this to make up the 1,200 acres?

MR. GIBB:

The land in that particular area that we hold is presently under agricultural lease. It is our intention to keep that property as we are not going to develop it. Our intention and hope is to work something out so we can keep it as an agricultural lease and run livestock on it as a working ranch.

MR. DOWLING:

Are these two quarter sections Crown land?

MR. GIBB:

That's correct.

MR. DOWLING:

Why do you feel you need these two leases in addition to the property you have?

MR. GIBB:

We feel that they fit into the packages and we'd like to keep livestock and animals in there and keep it as one parcel.

MR. DOWLING:

Have you ever considered the possibility that you may be taking a lot of city problems to the country?

MR. GIBB:

Yes, I've considered that. But there are also a lot of problems in the city that might be taken care of if people got to the country. As I said earlier, I think the people who have been here making presentations are people who have lived in the country and have identified with it. Some people can't go out and live in a tent. Some people need to have some kind of identity. It brings an awareness to them. I think this is the best method.

DR. TROST:

Are there supportive or conflicting elements between your project and the West Castle project?

MR. GIBB:

I meant to follow that just a little further. I do want to go on record as supporting a number of developments. We support the West Castle development concept very much. We think skiing is a beautiful thing. We can't say that we go along with it 100 per cent because we haven't investigated it, but we believe in West Castle and we believe in skiing and we think it will be appropriate to them and vice versa.

Further on that, I don't know if we would like to go on record as supporting the Southern Alberta Recreation Association's brief which talked about the zoning factors et cetera and the multiple use through zoning factors. We were very supportive to the Wilderness Association in its context of protecting wilderness. We firmly believe in that. We think that's ideal. The trail system is outstanding.

We have a smaller area which will be denser but we want to put those kinds of management into it. We support game protection groups and West Castle among others. We would hope that some of the ladies who gave those fine presentations would be the kind of people who would be on our ecological committee.

DR. TROST:

Is there any chance your sites would be in any way useful as lodging and so on during the Canada Winter Games?

MR. GIBB:

We would definitely hope that it would be good for tourist accommodation and the visitor population that would be visiting the area. We think we will be very supportive to that area - to West Castle and the skiing.

DR. TROST:

I'm interested in how far advanced your plans are. In this particular context part of the novelty of your approach is not only in the general organization in your area, but in some of the elements that you list in your brochure in the implementation of the scheme. You are, in essence, putting certain elements of the development out to groups who may want to come in and then, if I've understood it correctly, you are establishing a kind of a development authority internally to run it.

MR. GIBB:

Yes, of the members who will be purchasing the area. In addition we are considering bringing in a naturalist or any environmentalist who would sit on it, representation from the M.D. of Pincher Creek for close relationship, maybe the planning commission et cetera who would give continuous feedback.

I personally believe very much in participatory democracy and this is one method by which I think we can do it. We think it is an experimental project in a number of aspects and we want it to be original and good.

DR. TROST:

Is this your intention, or have you already people who are committed to come in with you on this kind of basis? Are there people who are already committed or talking to you?

MR. GIBB:

For example, environmentalists or buyers?

DR. TROST:

No. I'm really thinking of relatively self-contained business operations such as multiple accommodation units, commercial service centres, equestrian and snowmobile centres. They would come in, it says here, under implementation of skiing and presumably be a unit of development.

MR. GIBB:

No. We will offer those situations as we offer the lots. Again that's our firm's potential and we are not sure we accept all of those at this time.

DR. TROST:

Do I understand then that the state of development is that you have both concept and land and you now want to see if you can move forward?

MR. GIBB:

Right. We are three-quarters through the planning stages. We have the many facets that are required to bring that development to a head.

DR. TROST:

Are you operating under any time constraint?

MR. GIBB:

We would like to get started in the very near future. We are a small company. It's been an extremely expensive situation. Going back to what you can buy, I make \$12,000 a year at best. We are not big-time operators. We are a small company of interested individuals who believe in a concept and we would like to become better businessmen.

DISCUSSION ON WHITE SPRUCE DEVELOPMENT PROPOSAL

MR. KYLLO:

Leo Kylo, from the Western Conservation Foundation.

The Foundation generally accepts the demand for such intensive developments as Mr. Gibb has suggested. We think it has a possibility in reducing some of the extravagant claims on land such as country residences. Perhaps clustering of development in this manner might be more compatible with the environment than many of the country residences have been in the past.

However, there are some questions. We are concerned about the development, even though it is on private land and with its compatibility with the local and regional functions, in particular with the Buckhorn Guest Ranch which I understand is not operating as a guest ranch at the present time. But it is an adjacent property with access across the site and there's always the possibility that they might have some plans in the future as well.

The community of Beaver Mines, the town of Pincher Creek and the local ranches I think have some concern or should also have some input in the situation. They should not be left out in the cold until the development is in effect.

We also are concerned about the compatibility with the natural environment. Mention was made of an artificial lake and whether or not this goes ahead is, I imagine, under consideration. But there is concern over that particular development as well as general pollution control considerations.

We feel there is a possibility of a great deal of activity bordering on forest reserve lands. This might be good and might be a means of having people experience the eastern slopes forest reserves a little more. But it could also lead to particular problems. I think this is something that should be considered.

I am not entirely sure that the proposal is not asking for particular services at public expense such as has been suggested for the West Castle development. Is there any proposal to have the road upgraded the rest of the way? Are there other public services that are required?

In every subdivision a certain proportion of the land is to be dedicated to a public reserve. This subdivision I understand is going to be on small clustered lots. I have a question as to the amount of dedication and the amount of public access to dedicated lands. Is the dedication based on the total of the 1,200 acres which would mean that about 120 acres would be dedicated, or is it just dedication based on the individual lots that are going to be sold?

Part-time use has been suggested. But in many subdivisions in the past this seasonal use often develops to year-round use or even during-the-week use. A good many resorts or subdivisions have based their estimates for such things as sewage disposal on a seasonal basis and have gotten themselves into trouble later because the people ended up using them at a much higher intensity. This goes for some of the environmental concerns as well. The indication is it is going to be seasonally used and on that basis the environment protection is adequate. It might not be adequate for a more intense use pattern.

Will there be a time limit for the buyers of any particular lot? Will they have to put a development on that lot within a specified time or can they hold it for a period of time as a vacant lot? What rights would they have if this was the case?

MS. HEDENSTROM:

Ms. J. Hedenstrom.

My submission is very, very brief. I think perhaps my name should be on that list as a landowner in the area. Mr. Gibb is on private land and has stressed that in a sense the public has little to say here. Yet when we consider the fact that he is really building a small city on the very verge of a forest reserve and in an area that is unspoiled I think the public concern for the forest reserve is very relevant, especially since he will draw on forest reserve resources for water. The ecology of the area is important and of concern to all of us.

MRS. SHEPPARD:

Mrs. Jean Sheppard.

I would like to know if this development can go ahead right now or does it need further approval from the M.D. or the Oldman River Regional Planning Commission? It does involve subdividing, I believe, and I understand that requires the approval of various levels of government.

You say this is approximately 1,200 acres of which only one-quarter will be under housing. But when I looked at your plans I saw a campground, multiple accommodations - whatever that is - an area for commercial services and cottage clusters, both initially and later. You just indicated the cottage clusters would be 200 acres in themselves because you are planning about 200 units. You have a nature interpretation centre, equestrian area, a skidoo area, lounge and heaven only knows what. But even just from looking at the plan you have it seems to be much larger than 25 per cent of the area.

You state you have two aims for this development. One is to get out of the urban areas and the other is to protect the environment. I suggest that you are really not getting away from the cities when you have 800 people right next door to you. I don't think you are protecting the environment by putting in what seems quite a massive development.

I'm also concerned about matters the Authority raised regarding water and sewage. If you have approval for this I don't see how approval could have been given without the water and sewage plans being known.

There is a small creek going through the area that is used by the residents for fishing. Are the residents of the area still going to be able to use this?

MR. MCCLELLAND:

Doug McClelland, I'm a rancher in the immediate area of the proposed development.

I strongly oppose this development. I believe agricultural land should remain as agricultural land. There is a strong demand for agricultural products. I think we need all the land that we have presently in agricultural use.

The Beaver Mines area where I live seems to be in constant demand by people who just want to get out of the cities. They would like to purchase a small amount of land and have a house on it and this land is then taken out of agricultural production.

Mr. Gibb recognizes this fact. Yet what he does about it is to take 1,200 more acres out of production. He states he is going to raise cattle on this 1,200 acres but I, as a rancher, think this is nearly impossible if you have 800 people running around.

He talks about Beaver Creek. This creek runs right through my land and I would like to emphasize the fact if he is planning on taking water from it that quite often it gets so low that just below his land it goes underground. I suggest that possibly it's not adequate.

He says his operation is a small-time operation and he is just learning. I think anybody who is looking at a \$3 million development is not a small-time operator.

I would like to close by publicly asking Mr. Gibb to attend a meeting that has been organized in the Beaver Mines area. I think the people in the area have a right to know what he is proposing. I really feel this probably should have been done before now. Those people in the Beaver Mine area are the people concerned and they probably have a right to know what is going on.

MR. OSTERBERG:

Dick Osterberg.

Mr. Gibb has borrowed a phrase from President Johnson, "democratic free enterprise". He assured me afterwards that it is a Canadian company so perhaps it doesn't really matter.

One of the first things that comes to my mind is that Beaver Creek originates in Beaver Dam Lake, if I'm not mistaken. I have done quite a lot of work in there so I'm pretty sure that is right. Now we have this project here, the ski resort and then God knows how many more. It seems to me there are going to be enough commercial enterprises there that the pressure on the government will be enough to force paid hunting and fishing in the whole area and restricted travelling by the public. I think that within a few years we will see the whole of West Castle barred to the public altogether. This is just the first one to come. There are a dozen or more to come in sooner or later.

As far as the town is concerned I think it will be a company town. It will all be controlled by the company - the people who buy the houses and any commercial development in the town.

MR. SHEPPARD:

David Sheppard.

I am in full sympathy with the previous criticisms of this development. I think the development is misplaced. I seem to be beating the drum for the Crowsnest Pass but my concern is that unless we can find alternative economic developments, there will be support for strip mining in the Pass, which would in my opinion be disastrous.

Why couldn't a development like this have been conceived for the Crowsnest Pass? I really think it's too bad it wasn't. In many ways it's a good proposal. There need to be environmental impact studies for this proposal. Sociological impact studies are needed and maybe in this case are more important than environmental impact studies. I would hope that the Oldman River Regional Planning Commission would require these studies.

Specifically what kind of environmental controls and pollution controls do you have in mind? How much of the land do you control adjacent to the stream? This stream supports cutthroat trout. It's not a large stream but it still has some fine trout in it and these are located in just a few beaver dam areas. How will the impact of these 800 people be restricted with regard to that fishery? How will that fishery be preserved with this development right next door to it, just across the forest reserve boundary? Who is your environmentalist? Is he an engineer or an ecologist?

I would like to ask about the subdivision of agricultural land. I understand there are zoning laws against this and I would like to know if you have permission to subdivide this land and sell it in small parcels. Do you have an indication that permission will be granted and if so, by whom?

A parcel of Crown land is involved in this transaction and I suggest that no further Crown land in the foothills be sold to private interests. I'm against that on principle. I think that should not happen even if the development somehow goes ahead, which I hope it will not.

MR. NICHOLSON:

Ted Nicholson, of the Oldman River Regional Planning Commission.

First, to set things into general perspective I have a copy of the subdivision and transfer regulations here. These are regulations established under the authority of The Planning Act of the province.

The M.D. of Pincher Creek, within which this development is proposed, has what is known as a development control by-law which is very similar in its effect to zoning regulations. I regret I don't have a copy of the resolutions with me but it is either zoned as agricultural or recreational land. In neither of those categories, as they are presently established, would this type of development be permitted. Therefore this would require a decision by the council of M.D. 9 to change the ground rules.

Secondly, there are quite a few regulations respecting subdivision and you can jump around within these regulations as you can with any other statute. If you are not familiar with them you will think in one section you are okay but in the next section you will find there is a caveat against what you propose.

First among the three more relevant sections is Section 33, concerning subdivision of land into parcels which are intended primarily as sites for permanent dwellings, which requires their approval first within the limits of a city, town or village or in or adjacent to a hamlet.

Secondly, subdivision can be proposed within areas for which an outline plan has been approved in principle pursuant to Section 5, which refers to it being prepared by a planner or other competent expert. An outline plan means in effect a sketch of a road system showing that any proposed subdivision isn't going to inhibit future development of land further down the line.

Thirdly - and this isn't particularly relevant here - subdivision can be proposed for areas within the limits of a new town, these limits being established under the provisions of The New Towns Act, where, in the opinion of the approving authority, special circumstances warrant. The approving authority alluded to is the planning commission.

I'll cite from The Planning Act itself. In answer to some of the questions which were raised I mentioned that M.D. 9 has a development control by-law. Under the terms of the development control by-law it's required that when an application for a development permit - development means anything that is done to the land whether you are putting a road on the land, putting a building on the land or anything else - first an official of the municipality shall conspicuously post a notice of the decision on the property for which the application has been made, or a notice in writing shall be mailed immediately to all property owners who, in the opinion of the council, may be affected, or a notice shall immediately be published in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved. These, in effect, are the responsibilities of the municipality in this circumstance.

Section 110 of The Planning Act states a person affected by the decision made by a development officer or a municipal planning commission - in the case of M.D. 9 the development officer - under the development control by-law, may appeal to the development appeal board as provided in Section 128.

In M.D. 9 the secretary-treasurer fills the office of development officer and the council fills the role of appeal board. These are the checks and balances that are provided under the legislation for people who may feel they might be adversely affected by development.

In regard to our role - perhaps I am putting the cart before the horse - I referred to the municipality since it has jurisdiction over development. Our role vis-a-vis development is to advise and assist municipalities.

Our authority is for subdivision per se. We have not approved or intimated approval of this. We have been aware of it, as Mr. Gibb noted, for some time. He has quite legitimately been trying to get a feel of our position on it and we have been asking him for concrete proposals. I don't mean this in any derogatory sense because I think he is groping his way towards it. But as an approving authority we can only respond to a concrete suggestion. We can advise him what the ground rules and the subdivision regulations are and about The Planning Act.

We have communicated the fact to Mr. Gibb that we are not aware of any development in the Province of Alberta comparable to the particular type of development his company envisages. There are comparable developments in the United States, British Columbia and probably eastern Canada.

I'll borrow a very apt phrase used earlier today by John McInnis in his presentation, "a stance of cautious indecision." We've been maligned before and we'll probably be maligned again for adopting this stance.

We defend this stance in a lot of cases where we have an application before us that isn't clear-cut or based on clear-cut precedents or regulations. It has been our experience and the experience reflected in planning generally that when a land-use decision is made, it tends for all intents and purposes to be permanent. It's not legally or factually irreversible, but it's very difficult to turn back the clock, particularly when you are looking at creating a new land title. In our legal system this is a very sacred document.

I think this is the reason behind the provincial government's establishment of subdivision approving authorities such as the commission, because when you carry out subdivision, in the legal sense of the term you create a new land title. It doesn't matter if it's subdivision into 200 units, such as has been discussed or whether it's a single parcel of land being split into two parts, irrespective of size.

Two of the comments that Mr. Kylo made, I think are quite relevant. There is considerable pressure for development in the foothills area in the sense of country residences, spots to get away from it all. Perhaps the nub of the question is, should these be scattered around in a fragmented way in the sense that people buy whatever parcel of land they can afford that comes on the market? There may be an existing title containing five acres in agricultural use and somebody may buy it for a country retreat. There is no legislation to prevent this if subdivision isn't involved. They may buy a quarter section or a portion of a quarter section. The alternative to this is the type of development where all these demands are concentrated in a single spot.

Mr. Kylo made another point that I think is highly relevant. How soon should development be required to occur? I'll cite as an example the subdivision in west Lethbridge. I believe people purchasing lots in that subdivision are required to break ground and commence erection of a dwelling within 12 months, and that they have to complete the dwelling within 2 years.

Assuming that such a subdivision were to be approved in this location or in any other location, would there or should there be a caveat placed on the sale so that the land isn't simply held, either for speculative purposes or to be held by the owner for his old age or for another reason. I am personally aware that this is not infrequent in British Columbia where I come from. I'm aware of similar developments where quite a percentage of lots have been sold, but a very small percentage have been developed with vacation homes, dwellings or whatever. People simply wanted to hold on to a piece of land, either for appreciation of its capital value or because they happen to enjoy the sensation of owning a piece of land. This, I think, is a cultural value inherent in our society and one that can't be ignored.

Mr. Sheppard mentioned that the planning commission should require an environmental study. This is under the jurisdiction of the Department of the Environment. As far as I'm aware, we would certainly recommend something like this to set things in perspective. When an application for subdivision is received, our standard procedure is to send a form letter to all government agencies; this is the local government, the Department of the Environment, the Department of Health, the Department of Highways if it is adjacent to a highway, and any other government agency or department that could conceivably be affected, asking them to comment. In a situation like this, without actually speaking for the department, I would imagine the Department of the Environment would respond by saying they wanted an environmental impact study or something equivalent.

In the approach of the commission to recommending changes in zoning and looking at this type of demand, we would be asking three basic types of questions in this sequence. First, is this type of development justified in the broad area under consideration? If the answer was yes, then we ask where that type of development should be permitted to go. In other words, what area or areas should be zoned or what zoning should be recommended for those types of development? Thirdly, what development rules and regulations should we recommend to

the development authority, which in this case would be M.D. 9, or the council concerned?

MR. GIBB:

I'm surely aware of what the sheep rancher felt like when he first entered the beef cattle country. First of all, I recognize that I have been very negligent in that our company hasn't communicated properly with the residents in our particular location.

In all honesty I must say however that when I initially had an opportunity to buy some property in that area, I approached the M.D. of Pincher Creek and told them of a similar project on a slightly smaller property that we had. At that time they were extremely optimistic and supportive. They suggested that this was the kind of development they envisaged and that it could meet a need.

I've heard many rumours in the past week or so about the kind of development we're putting in there. I've heard about 20-storey apartment buildings and all kinds of things. Unfortunately, I think we haven't given the story in the proper perspective. Many of the questions asked now could have been cleared up and I hoped would have been cleared up by our presentation. I guess you are challenging some of the things we said, and that's fair ball.

We are very concerned with the compatibility of the area and we are looking into that particular area. As far as other districts and regions are concerned, the Buckhorn is presently owned by American interests. It has old buildings and would need total fixing up and reclamation. Maybe you want Americans to do it. That's your privilege I guess. We selected our area initially because it was based on your community's major roads. We didn't want to add new roads because your community had those major utilities in those particular areas.

You mentioned the artificial lake that we are proposing. A small area comes down which is held by beaver dams. We thought we could help the beaver a little bit on one end and make the lake a little more beautiful. Maybe we'll get that kind of reaction from our helpers. But it's not at all definite.

We're concerned with pollution control and we will meet the standards required. I'm sure that the planning commission and the M.D. will make us meet those. We want to meet them. The residents of our community will also want to meet the standards and we will write it in that they will continue to do so.

Regarding utilities financed by the public, it is not our intention to request anything from anybody. We are strictly a private enterprise and we are using what resources we can as a private company. As far as public reserve is concerned it will be appropriate to the community and there will be accessibility. We've talked about using the creek as a trail system to be used by the community. It would also allow for fishing. People would be able to go through that particular area and on up through the creeks into the forest reserve. That definitely meets our philosophy.

As far as seasonal use in the area, I have legal documents in my possession regarding protective covenants which require that the facility be seasonal. We can, in our restrictive covenants, guarantee that it would remain a seasonal and not a permanent use area.

The time limit to build will vary. We will have short and long-term requirements. In all likelihood we will have the option to buy back by certain times with a percentage increase those that do not meet these requirements. So it will be incentive-oriented, using that type of philosophy rather than forced philosophy. There will be certain developments where they will be required to build within a certain time limit.

Mr. Campbell, I want to say this. I concur without question that there are wonderful people in that particular area. I mean that sincerely. But what about the other people? I'm very involved with people, and I love to go up in that area. I think it's an opportunity everyone should have and it should be expanded. Everyone keeps referring to the problems in the city, but some of the problems arise because people have lost touch with the land. What you are suggesting is that other people wouldn't have the opportunity to get back. But maybe some of the good things will brush off on them and they will acquire the feel for the land the residents of your community have. There has to be a sociological reason. So let's use that sociological reason if that's it.

I concur with the study Mr. Sheppard mentioned earlier. My orientation has been sociological. He talked about the grass and the watershed. I would like to suggest that we are as concerned with the grass and the watershed as you are. We owned a half section last year that we thought had been overgrazed so we left it for one year. We let the grass grow, and we are going to be very careful in that area. We're now grazing on it. We want it for agricultural purposes but we thought it needed a one-year rest.

We are concerned with the beauty of the forest. Most of our development will be away from the trees. It will be on the lee side of the road. People won't see the development unless they travel on to the property and unless they go past on our roads, which will be built as our roads. Our company's policy is that for every unit, four to six acres will remain in a natural state.

You talked about Beaver Mines. This is close to Beaver Mines and we'd like to use the service centre. We would like to see it rejuvenated again if that is desired. We would rather not go into the commercial aspects such as the small groceries. However, we understand from a couple of residents that Beaver Mines does not have an adequate water supply. That was one of the reasons we went ahead. Also, we were able to acquire this property, and it has all the amenities we wanted.

You talked about land-use legislation, and I find that a little bit surprising coming from your community, because I've never met more free-enterprising individuals who are concerned with the rights of people and of individuals. You are very fortunate being able to live up there. Your family maybe started out there and homesteaded. I, like many other people, wasn't that fortunate. We'd like to give people the same opportunity in the best situation we possibly can.

You said that a lot of people are going to come into the area. Every summer for four years I have had 120 teenagers pounce on the Buckhorn Guest Ranch. You wouldn't be aware of this as you would not find the area disturbed or the ecology affected. But the 120 would be a maximum at any time, using the area as we foresee it.

You're close to Beauvais Lake. The difference between Beauvais Lake and this development is that we hope to make it a model community and it won't be seen. Your existing roads won't run through it. It's

in the corner of the forest reserve. You can't see it unless you want to go on to our property.

I do appreciate your comments and apologize for not getting in touch with you people before. I think it's good that people react to things. I'm not happy that 40 people were concerned, but I'm damned happy to see 40 people do something and become concerned. I don't believe that they weren't aware of all the facts.

Ms. Hedenstrom, in regard to your reaction, you are very fortunate. You had the opportunity to have that job up on the fire tower. It gave you a tremendous opportunity to become acquainted with the area. However, I thought it was your mother who was overheard to say, regarding your suggestion this morning, "Dear, I wouldn't stay in one of those trailers up in those backwoods." But your mother might stay in one of these developments and she might really love it. Am I right in my assumption of your mother saying that? Well, it was someone else's then. She felt that she couldn't stay in a trailer as she didn't feel secure. It must have been someone outside the hearings.

Mrs. Sheppard, I hope I answered your question. I'm sure Ted answered part of it regarding steps in the planning. There are more steps. We believe in those steps though we'd like to move faster, with more cooperation. I mentioned the four and six acre parcels and I hope that covered your question.

I think I explained to you this morning that this booklet was put out by our engineers. We told them to do a study of the possibilities - our planners - and they came out with it. We haven't necessarily accepted all the factors in there. We have policies that will govern this kind of thing.

There are presently planning requirements that would allow 40 acre units to be cut up. If you'd like to see 1,200 acres cut up into 40 acre parcels with through roads, utilities and the kinds of huts they want, that's a possible alternative. We think we have a better plan.

Regarding agricultural land, if 200 of the acres are developed, 1,000 acres can be used for agricultural purposes. Right now at my place, the natural vegetation of the area where lawn would normally be is eaten down by horses, and we see a lot of game.

As I mentioned earlier, Doug, we're concerned about the water in Beaver Creek and we'd like to work with you on that. Definitely it will have to be appropriate. I have already stated that I will be very happy to meet with the residents of the community and I intend to do that. I wish I had done it a long time ago.

Mr. Osterberg, I appreciated your comments. As far as the game reserve is concerned, I don't think it's going to make any difference whether we have that kind of development or not. I think the game is going to be under pressure. I will say that our 1,200 acres will become a game preserve and there won't be hunting on it. You can call it a town or village, but I suggest that I'd rather call it a seasonal community.

Mr. Sheppard, it's our intention to build away from the creek and we will be very concerned with the erosion control, both from a planning and an engineering point of view. With regard to the fishing, I can't say that we can stop people from fishing, although I hope we can maybe supplement the fishing situation somehow.

Regarding the approval for subdivision, at one time the M.D. thought it was a tremendous idea to take off the pressure they are presently getting to leave the urban environment. We have been contacting you continually. We wanted you to be as much a part of the planning process as possible as far as the regional plan is concerned. We've always taught that philosophy. I concur with you as far as the demand and needs are up there, with this as an alternative. Our company was aware of that and your comments were, should it be allowed? There is no doubt in my mind that it should be if it's properly handled and controlled and we'd like to work with all facets to assure that.

Where should it be allowed? We selected that property because that's where we felt it should be for the reasons I put out in my submission. We sought out that particular property after considering many. As far as rules and regulations for development, we're open and we're studying hard to get as many of those as we possibly can.

BOW RIVER BASIN PROPOSALS



ENVIRONMENT CONSERVATION AUTHORITY

assiniboia -

a concept for a mountain resort

PRESENTED BY:

D. J. Côté
Underwood McLellan &
Associates Ltd.

Underwood McLellan & Associates Limited is a large Canadian firm of Consulting Engineers and Planners. It was founded 62 years ago in Western Canada and is entirely owned by employees of the Company.

This brief is for discussion by the Public at the Environment Conservation Authority Hearings on Land Use and Resource Development on the Eastern Slopes.

INTRODUCTION

This submission introduces the concept for a year-round mountain community on Spray Lake, just outside Banff National Park. Assiniboia is planned as a complete recreation complex of unusual scope, incorporating a wide variety of activities and superior new standards.

The entire concept is based upon a practical plan of interaction between man and nature, without losing the integrity of the wilderness.

More than two years have been spent to date on basic analyses and several more years will elapse before further detailed feasibility, environmental and other studies could be completed.

In this undertaking, UMA -- known primarily as consulting engineers and planners, is acting on its own behalf. No other principals or investors are involved in the Assiniboia proposal.

The stated objectives of these hearings are "to enquire into all potential uses and to formulate ways in which optimum benefits and environment conservation can be achieved now and for the future from the various resources of the Eastern Slopes. To consider and evaluate the views of the public on specific recreational and tourist development proposals for the area. To lay the views presented to the Authority and the Authority's recommendations thereon before the Government of Alberta".

Our preliminary submission does not provide all the answers. It does, we hope, present a balanced approach which focuses on the most important issues, and explains why UMA have chosen the Assiniboia site as a prime location for recreational development. We are prepared to go ahead with more intensive studies; at this time we would like to inform you of our findings to date, so that public input can help shape our concept. What we need to know, as a result of these hearings is whether the proposed land-use is acceptable and, if so, what governmental policies can be expected on leasing of, and payment for, the land.

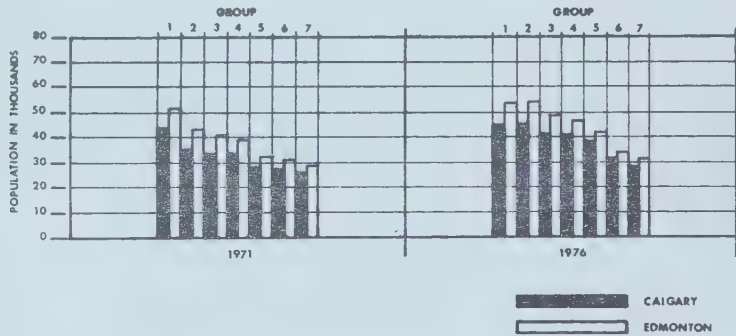
THE NEED

There can be no question of the increasing need for public recreation areas. The unpleasant overcrowding of existing recreation facilities, especially in the mountains, is ample indication of this need.

Several forces are at work in Alberta which will compel the development of at least one major new recreational area in the '70's, and this area will have to meet certain essential criteria.

A. Growth in number of people coming to Alberta

We all know about the dynamic growth of our population since the war due to the business and employment opportunities in Alberta. New vigorous growth policies are being initiated by the Government, and the petroleum industry can be expected to grow further. We must therefore, plan recreation facilities to accommodate the newcomers that are attracted to our province as a result of this growth.



PROJECTED POPULATION OF EDMONTON

This series of charts clearly demonstrate the projected shift in population age groups between 1971 and 1991. In 1971 the largest age group is the youngest:- The older the age group the smaller the percentage of

B. Growth in adult population

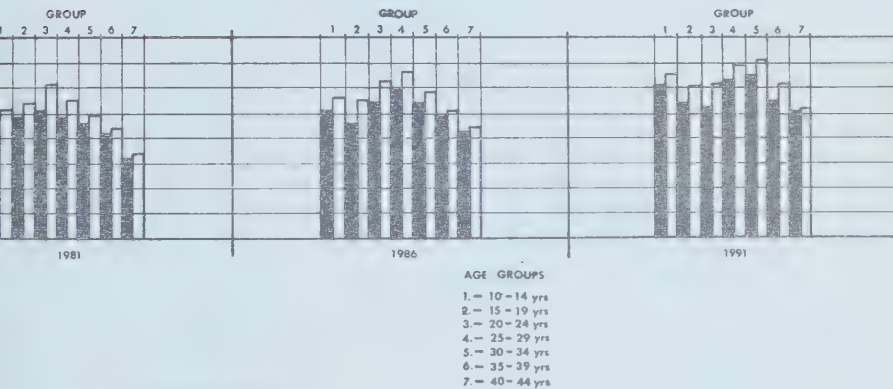
Equally important is the rapid increase in number of adults, and therefore family formations, stemming from the high post-war birth rate. These new families represent a large new source of demand for recreation facilities.

C. Growth in leisure time

Experiments with the shorter work week are being tried in a variety of settings. With three and four-day weekends becoming more and more general in the summer months, and perhaps eventually year-round, the pressure on available recreational facilities is certain to grow. Added to that, there are the longer annual vacations now ranging up to five weeks.

D. Preference for a mountain setting

With some of the world's most spectacular mountain scenery nearby residents of Southern and Central Alberta can be expected to continue to



& CALGARY BY AGE

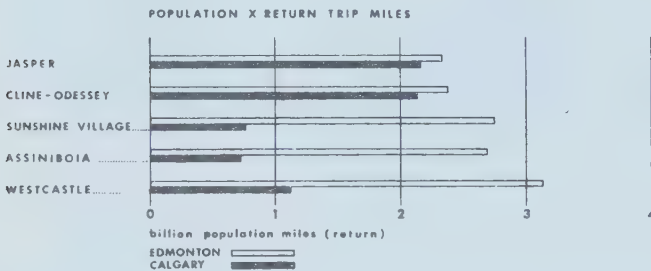
the total. By 1991 the largest group will be those in the 25 - 34 age bracket. These ages comprise the principal users of recreation. The charts also show the total population increase projections.

enjoy and demand the type of outdoor recreation the mountains provide. They are drawn by an outlet for physical activity, that is unavailable on the prairies. They want the forest, lakes, clear mountain air, the stillness away from the prairie winds - all those qualities of nature that only a mountain setting can offer.

E. The relationship of distance to recreational benefit

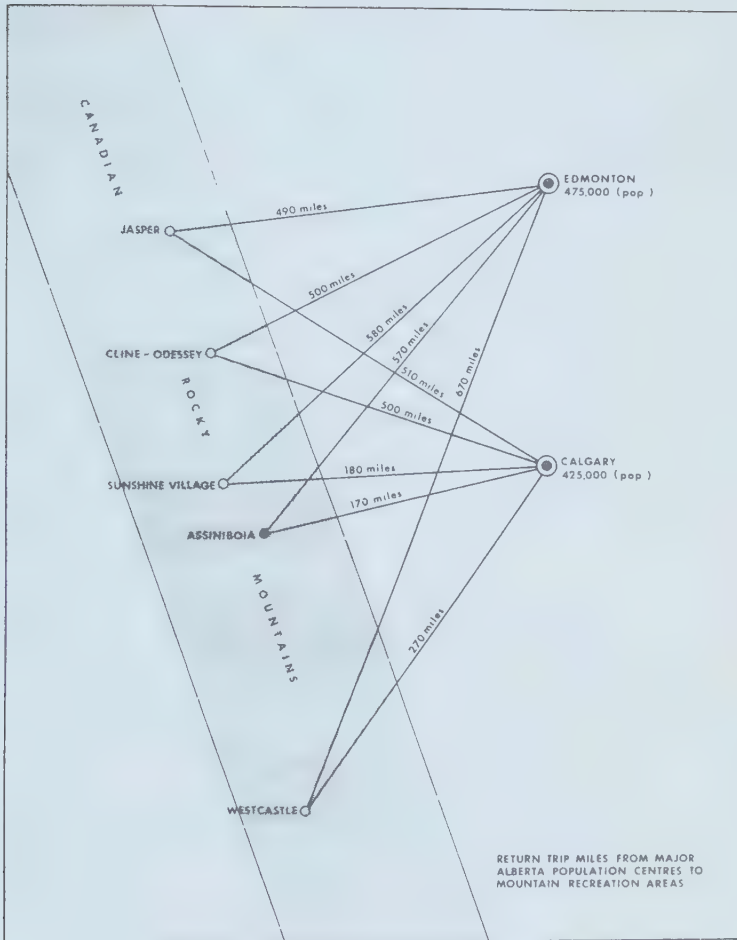
Distance affects the usefulness of a recreational facility. The farther people have to drive to get there, the less often they go, and the fewer people actually derive any recreational benefit. At their present capacities, available mountain recreational facilities already experience severe crowding on weekends.

Some resort operators are studying expansion; but not all are likely to get the required Government approval. Unless a start is made now to provide other recreational areas, crowding will deprive a considerable number of Albertans of the mountain recreational experience that should be their right.



ASSINIBOIA - Site Selection

These charts clearly demonstrate that Assiniboia is the only site which has all of the attributes UMA considers essential to a year round resort



F. Preservation of the National Parks

It has been accepted that the prime purposes of the National Parks are to preserve our natural heritage and to allow people to enjoy them in an unspoiled state. While the Parks originally catered only to summer visitors, the growth of recreational skiing has led to ever-increasing winter use. Three years ago the Banff Springs Hotel began staying open for the ski season, last year Jasper Park Lodge did the same, and Chateau Lake Louise will do so next year. Since the smaller hotels and motels had been open in the winter months for years, the decision of the great hotels to follow suit has ended the "off-season" in the National Parks accommodation scheme.

Indications are that the Federal Government would like to see Alberta develop recreational areas outside the Parks. The Minister responsible for the Parks, the Hon. Jean Chretien, in his veto of the Village Lake Louise project, stated: "I am pleased to note that the Alberta Government is now interested in the development of adjacent provincial parks and in centres such as Hinton, Grande Cache and Canmore".

It is significant that, in considering the suitability of the whole Bow River Basin for various uses, the Calgary Regional Planning Commission in its over-all planning statement submitted as part of the information for this series of hearings, recommended that the entire shoreline of the Spray Lakes Reservoir lying outside of the National Park be used for recreational development.

The basic UMA concept outlined here does not conflict with these statements.

SITE CHOSEN

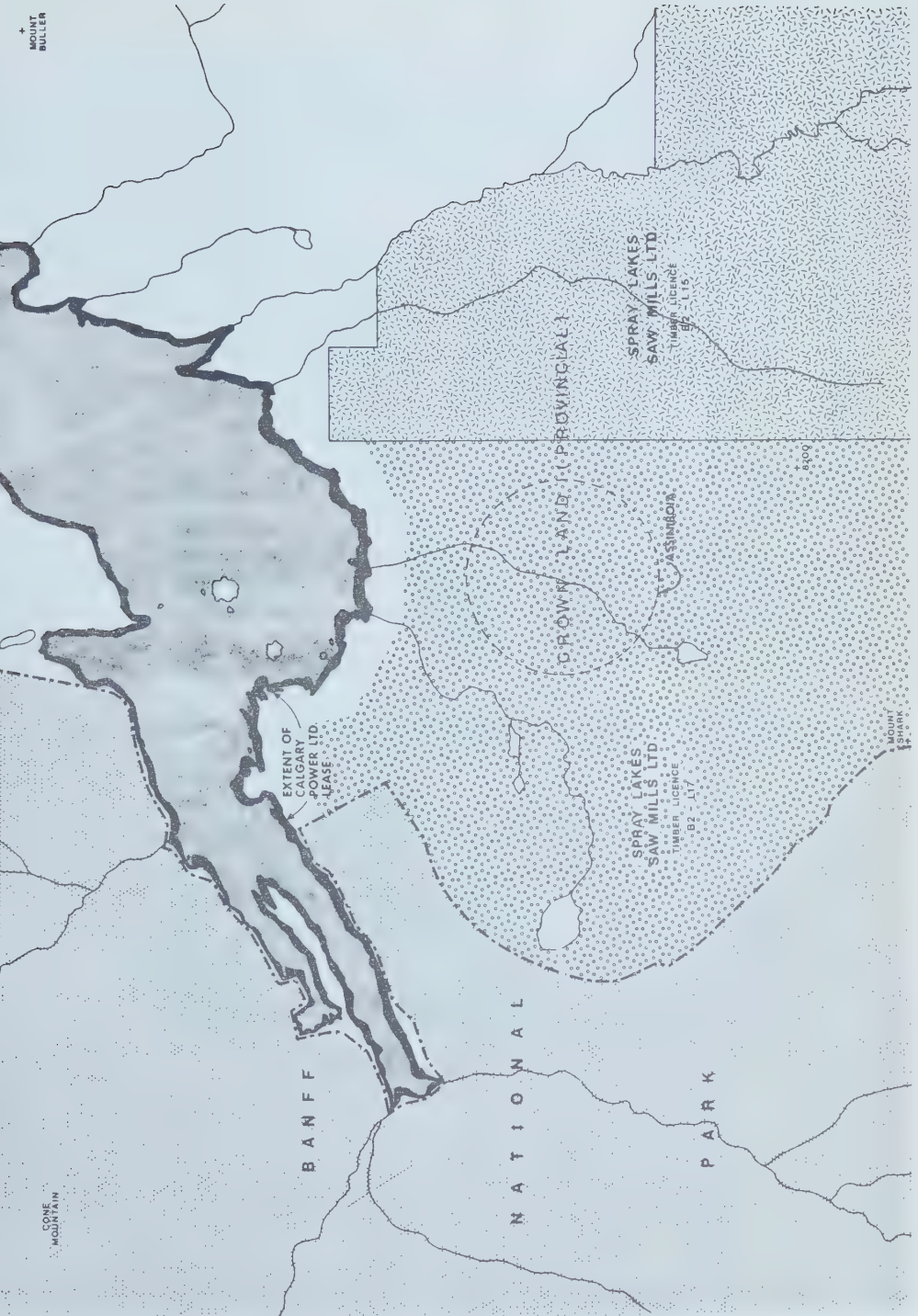
Over the past 10 years, UMA has carried out extensive studies on the year-round recreational potential of the Eastern Slopes region. We looked for a combination of lake, forest and ski potential, outside of the National Parks. We tried to learn from the experience of existing resorts, and we examined possible sites from the Columbia Icefields to the Kananaskis Lakes, from the Great Divide to the Foothills -- from the air and on foot.

All things considered, UMA decided that the most suitable area for recreational development it had seen during this 10-year process of elimination was a site on the south shore of Spray Lake Reservoir. The lake and surrounding mountains are suitable for year-round use. This site is just 25 miles from the Trans-Canada Highway, within easy reach of the greatest number of people who would enjoy it. Finally, the area is already adapted to human use, yet it still retains its wild and exciting beauty.

The name "ASSINIBOIA" was chosen to honour the Stoney Indian tribes who for centuries have used the Spray Valley as a traditional hunting ground.



assiniboia - the setting



assiniboia - existing land tenure

ASSINIBOIA -- HISTORIC BACKGROUND OF THE SPRAY LAKES VALLEY

A brief look at the history of the Spray Lakes region indicates that, while the valley may never have been settled, it is not a true wilderness either.

The first recorded white visitor to the Spray Lakes Valley was Sir George Simpson, then governor of the Hudson Bay Company, who came through in 1841 on his way to the Pacific. In the same year, James Sinclair led a group of settlers from the Red River settlement in Manitoba to Fort Edmonton, forded the Bow at Canmore, crossed the Whiteman Pass into the valley and followed down to Marvel Creek which led into what is now British Columbia. From there, they followed the Cross River and the Kootenay, to reach their destination in Oregon. Sinclair never chose that route again, and neither Simpson nor Sinclair seem to have recorded their impressions.

In 1845, the Jesuit missionary among the Blackfoot, Fr. Pierre Jean De Smet wrote on September 18 that the whole valley had been burnt over..."not a trace of vegetation remained and never had I contemplated so dismal and destructive a conflagration."

At the time of the Palliser Expedition in 1858, it reported that the valleys of the Bow, Spray and Kananaskis Rivers has all been burnt over quite extensively.

The first timber berth surveys were made in 1883 at the time that the CPR was being built through the Bow Valley. (Timber was needed for ties and as fuel for engines that were then wood-burning). The original survey in the Spray Lakes region reported that timber on the north side of the lake had been completely destroyed by fire, but that to the south only about half had been burned.

However, since access was always a problem over precipitous Whiteman Pass to Canmore, and the route down the Spray River to Banff

was long and out of the way, it is believed that there was never much commercial lumbering carried on in the Valley until the road went in from Canmore in 1948 and possibly for some time after that. By 1966, when the new Alberta Forest Service quota system of timber disposal was instituted out, the region is shown as "over-utilized", on the Forest Service maps.

Fires continued in the valley at intervals, during the years when it was included in the National Park (1902-1930) and when it was not. It is believed that fire rangers were stationed in the valley from 1920s at the latest, and possibly for some time before that.

Coal mining plays a part in the Valley's history, although not the one that people knowing the mines of Canmore might expect. It was Calgary Power's interest in the area as a site for its present hydro-electric power project there -- an interest that dates back to 1921 -- that alarmed the Coal Operators Association of Alberta. They were concerned that hydro power generation would threaten their market for coal, so the Coal Operators took action -- and were instrumental in forming the National Parks Association of Canada in August, 1923. Calgary Power's diversion scheme, they argued, would set a dangerous precedent in the National Parks.

The lakes at that time were tiny -- one 3/4 of a mile long; the other 1-1/2. However, The Calgary Herald, September 21, 1923, carried a letter from W.J.S. Walker, who sometimes acted as a spokesman for the Coal Operators, and Thomas B. Moffatt, both writing for the National Parks Association, stating that the Spray Lakes contained the largest and best fish spawning bed in the region.

When Calgary Power did make its application to the Federal Ministry of the Interior to develop the reservoir -- this was necessary because the valley was at that time still part of the National Park -- so did the Government of Alberta, with the United Farmers of Alberta

party in power. When one of Calgary's foremost boosters, A.E. Cross, wrote to Ottawa in 1926, urging that there be no delay, the Minister replied that he was trying to find out whether the Government proposed to license Calgary Power to develop the project, or whether the UFA was going into the power business itself.

As it happened, the depression killed the prospect of the Spray Lakes project for an intervening 20 years. Intensive surveys were not completed until 1947. The job was completed in 1950.

In all, creation of the 4,800-acre reservoir required the building of five dams, a diversion tunnel, 5-1/2 miles of earth canals and 1,000 feet of canal through rock, a penstock tunnel, three powerhouses, spillways, conduits, transmission lines and the 25-mile road. All of the 4,800-acre water area, except for 400 acres perviously covered by the small lakes, had to be cleared of timber and brush. The greater part of the woods were second growth jackpine, the project engineer reported, and were disposed of by burning. Total rock excavation was 60,000 cubic yards; earth 2,300,000 cubic yards and the total concrete required was 20,000 cubic yards. In 1961, two of the three powerhouses were upgraded to produce almost double their previous power output.

Gradually, the Spray Lakes Valley has gone back to nature again. The reservoir was stocked in 1954, and fishing for lake trout, cutthroat and Rocky Mountain whitefish is said to be good. There are now two campsites, one on either side of the lake. Each is about five acres, with tables and fireplaces for 10 camping groups, two toilets and a well. Campsite records indicate that four out of five of the lake's visitors are fishermen from Calgary and the local area.

Now, lumbering operations in the vicinity of Smuts Creek and the Burstall Lakes, to the south, are moving onto the forested slopes surrounding the Assiniboia site. Unless the Crown revokes licenses recently issued for these tracts, the timber will be harvested and the slopes will be bare until another generation of trees grows there.

ASSINIBOIA - THE SETTING

Assiniboia will be the only summer-winter recreation area in the Canadian Rockies situated on a large lake.

The scenery is splendid -- standing comparison with well-known areas in the National Parks. From the proposed location at the foot of impressive Mount Smuts, the peaks of Mount Shark, Mount Morrison, Mount Turbulent and Mount Nestor dominate the lake panorama.

The map indicates that the ski slopes are in the same precipitation belt as those of Sunshine Village, the ski area with the most dependable snow fall in the Canadian Rockies.

This splendid setting cannot be expected to remain as it is for long. This is an endangered area. Timber licenses have recently been issued to Spray Lakes Sawmills Ltd., conveying ownership -- unless the licenses are revoked -- of all trees down to 1,000 feet from the shoreline.



Magnificent Mt. Nestor is directly across Spray Lakes from Assiniboia

ASSINIBOIA - THE CONCEPT

Vital to the concept UMA is introducing here are land-use axioms so compelling they call for clear understanding.

1. A concentrated core of accommodation and service facilities.

The advantages of an attractive, well-planned central core are many: It intrudes less on the landscape than a proliferation of small buildings, road systems are minimized, services are concentrated and standards and controls are more easily applied. To make this concentrated core acceptable, great care will be taken with the siting and design of the buildings.

2. A ring of recreational areas which surround the core.

The ring of recreational facilities surrounding the core provides activity areas for the users of Assiniboia, and also serves to confine the core area against further expansion.

3. A large wilderness area which in turn surrounds the inner facilities.

The wilderness area surrounding the inner facilities also confines these facilities, and serves as a buffer against encroachment from the outside. No development, other than trails, would be permitted in this area.

The greatest portion of the land therefore will be maintained in its natural state, the boundaries between the core and surrounding rings will be fixed.

We believe it is possible to arrest continuing environmental damage by intensive development of a small core area, and by banning development over the remaining lands. Controlled recreation usage fits admirably with this concept, and is one of the least detrimental land uses consistent with the aesthetics of the land.

YEAR ROUND SUITABILITY

Summer

The area is ideal for camping and picnicing, and has challenging climbs for alpinists. The lake itself offers boating and fishing. The scenery offers a subject for painters and photographers and an art school could be developed. There are excellent trails for hiking or horseback riding. Other possibilities might include a nature study school, scientific research station. Supporting entertainment and convenience services will be provided.

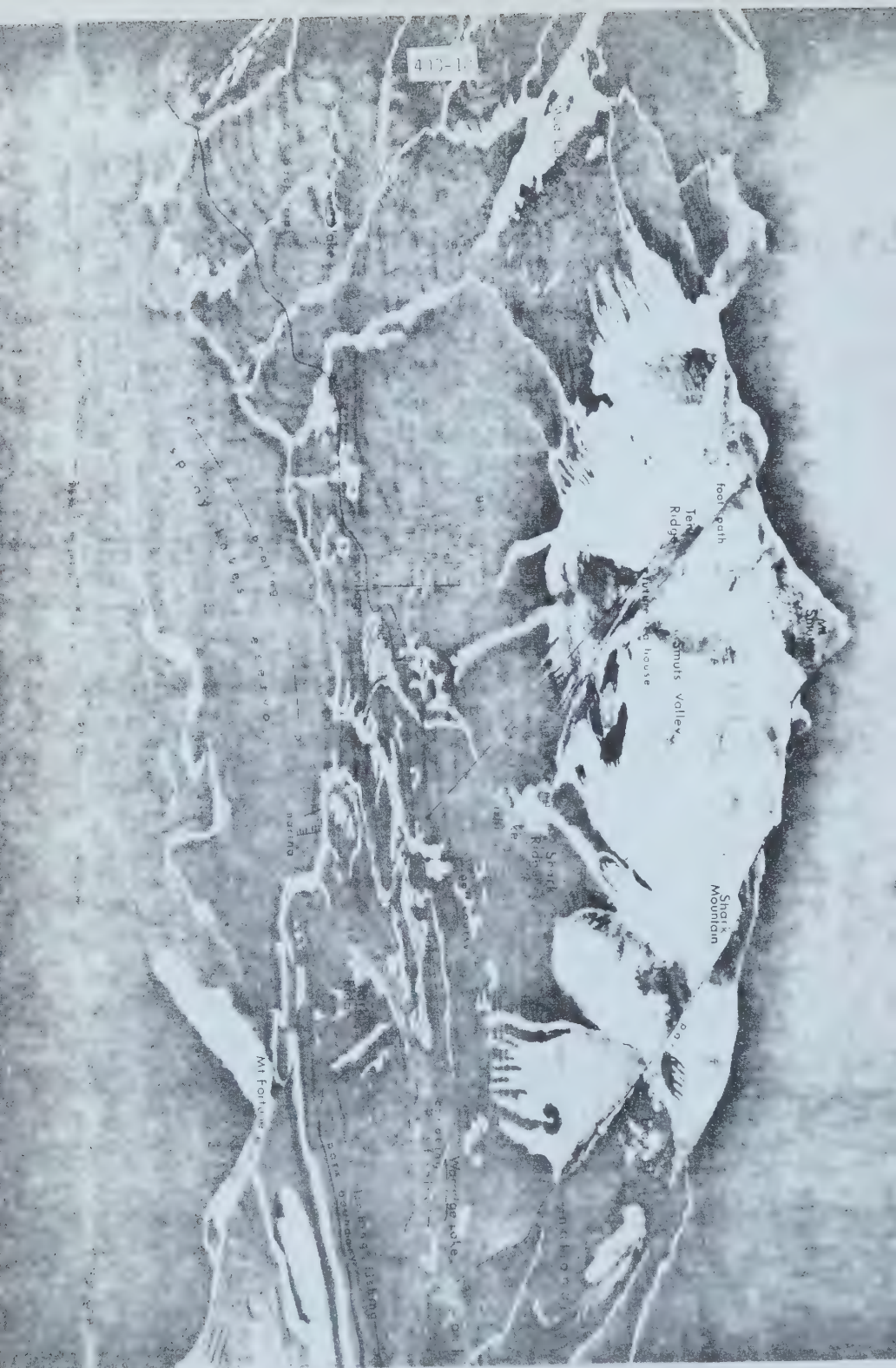
This stimulating setting will attract conventions, conferences and meetings. Businessmen, professional groups, community institutions can be expected to come and "get away from it all".

Winter

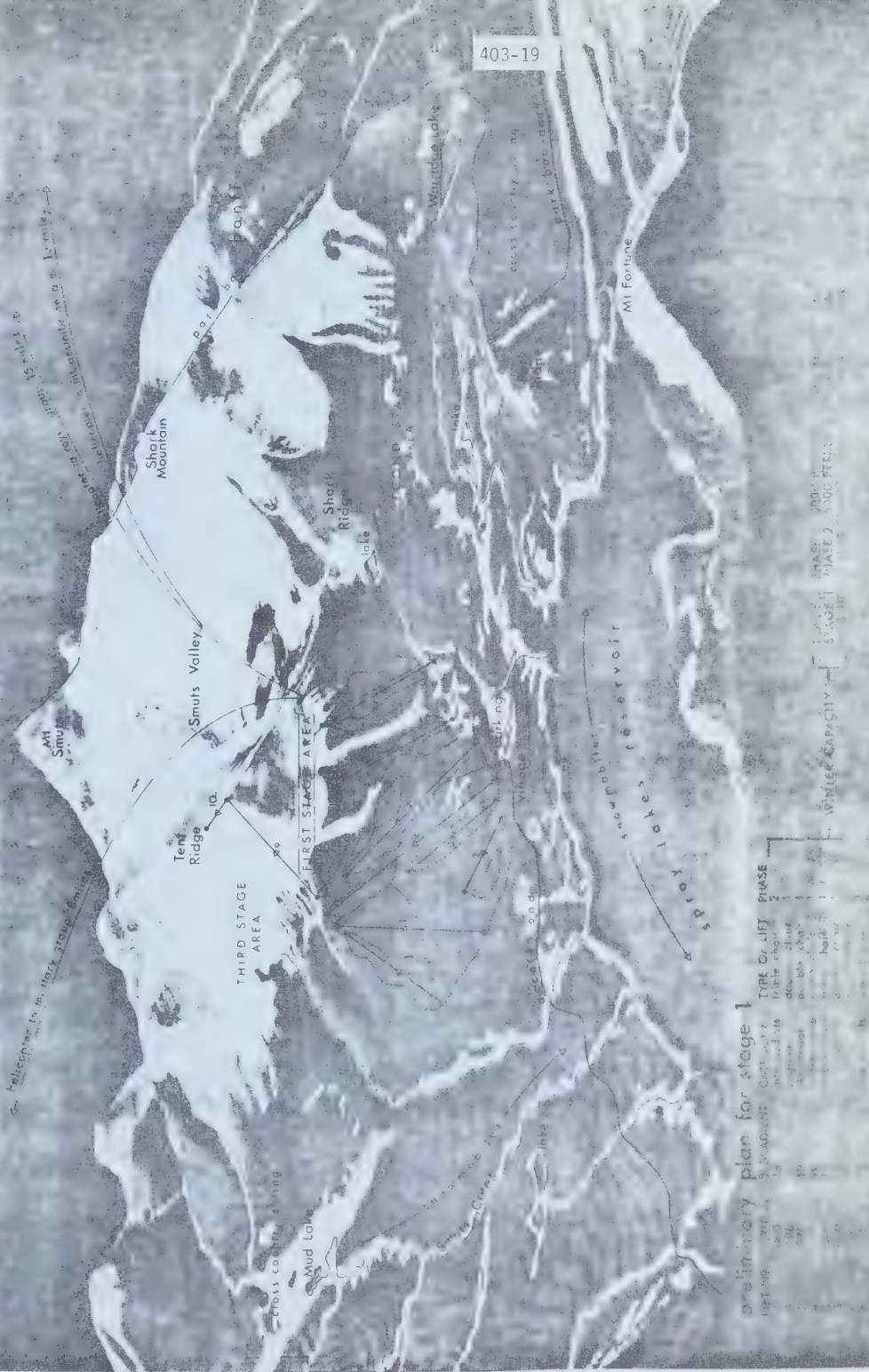
The terrain is ideally suitable for cross-country skiing, snow shoeing, downhill skiing, skating, and other winter sports.

The proposed downhill ski runs offer ideal beginner slopes, superb intermediate skiing, and some very challenging expert runs, all through varied terrain. All runs will terminate near the central core, for convenience and efficiency of operation. A lift network of eight double or triple chairs could be installed in two phases, phase one providing capacity for 3,000 skiers per day and the second an additional capacity of 1,500 for a total of 4,500 skiers. A total vertical height of 2,400 feet will be utilized.

The length and grades of the slopes at Assiniboia would provide a mix of skiing that matches the skill profile of the skiing community better than any of the existing areas in the National Parks. This has been confirmed by noted ski planning expert Sel Hannah, while working with Price-Waterhouse and UMA on a study to determine Assiniboia's feasibility. (Mr. Hannah, who for 25 years headed his own well known consulting firm, Snow Engineering, is known in Canada for his work on Garibaldi, Lake Louise, and Marmot Basin ski areas, as well as for numerous other major projects in the United States)



assiniboia - summer activities

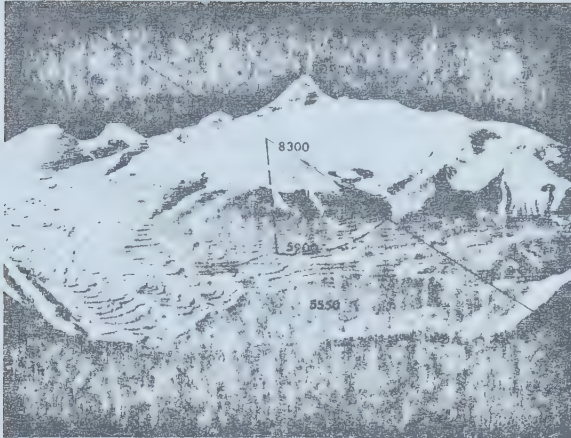


preliminary plan for stage 1

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1950	242-46	dark chalk	2
1951	243-47	dark chalk	2
1952	244-48	dark chalk	2
1953	245-49	dark chalk	2
1954	246-50	dark chalk	2
1955	247-51	dark chalk	2
1956	248-52	dark chalk	2
1957	249-53	dark chalk	2
1958	250-54	dark chalk	2
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1963	255-59	dark chalk	2
1964	256-60	dark chalk	2
1965	257-61	dark chalk	2
1966	258-62	dark chalk	2
1967	259-63	dark chalk	2
1968	260-64	dark chalk	2
1969	261-65	dark chalk	2
1970	262-66	dark chalk	2
1971	263-67	dark chalk	2
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2036	328-32	dark chalk	2
2037	329-33	dark chalk	2
2038	330-34	dark chalk	2
2039	331-35	dark chalk	2
2040	332-36	dark chalk	2

WINTER CAPACITY

NORTH



4. EXTENSIVE HILL GROOMING IS INTENDED TO CONTROL EROSION AND WATER FLOW. THIS WILL ALSO PERMIT SKIING ON AN ABSOLUTE MINIMUM OF SNOW DEPTH.
5. AN EXTENSIVE SNOW MAKING INSTALLATION IS PLANNED AT THE LOWER LEVELS TO EXTEND THE SNOW SEASON AND MAINTAIN THE SNOW QUALITY (AS IS DONE AT VAIL AND ASPEN SKI AREAS.)
6. SLOPE EXPOSURE IS GENERALLY NORTH.

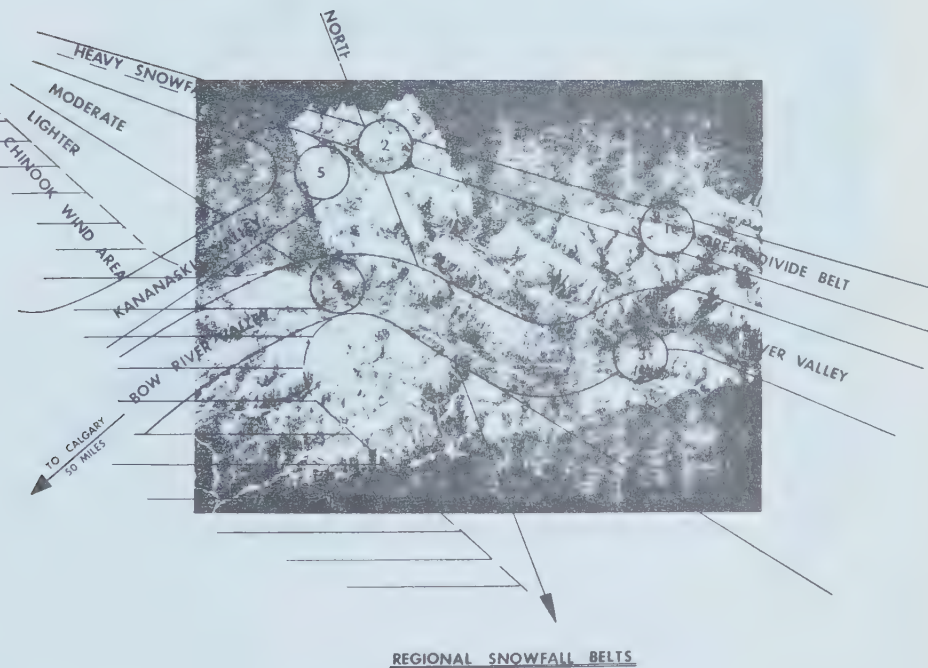
- | | |
|---|------------------|
| 1 | SUNSHINE VILLAGE |
| 2 | ASSINIBOIA |
| 3 | MOUNT NORQUAY |
| 4 | PIGEON MOUNTAIN |
| 5 | SNOW RIDGE |

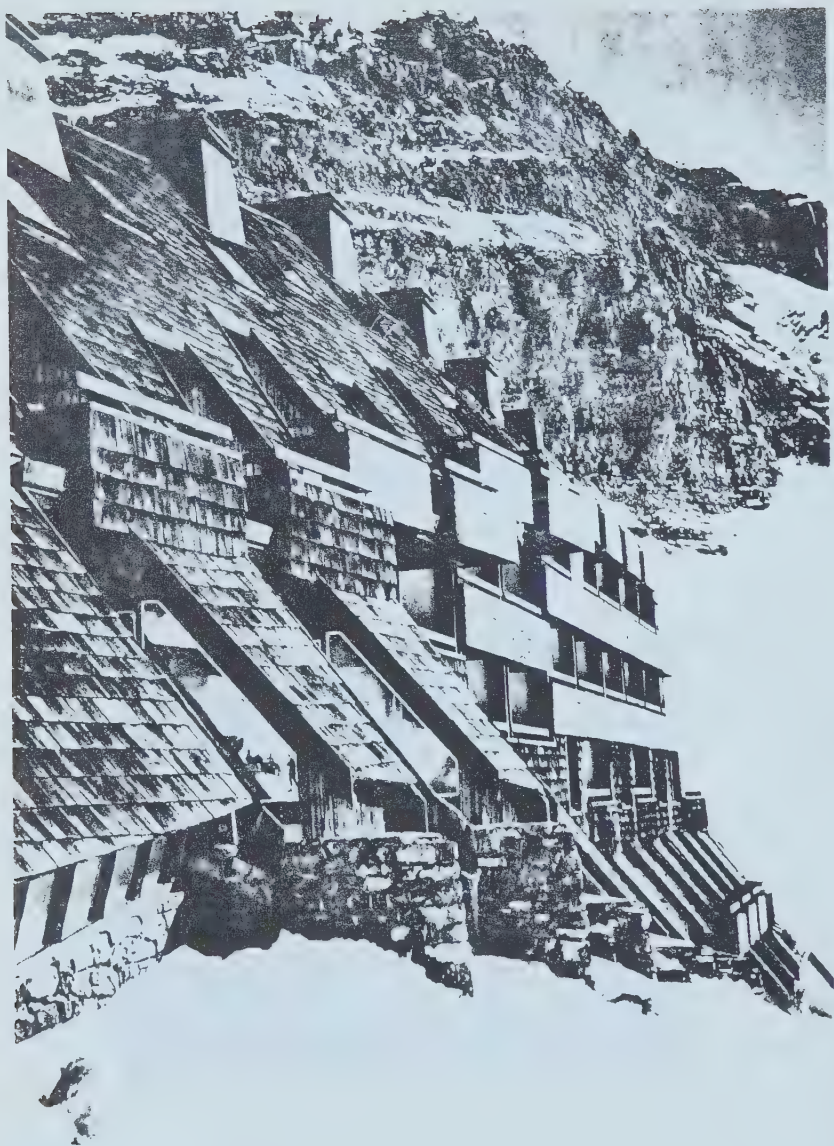
WINTER WEATHER CHARACTERISTICS OF ASSINIBOIA

1. ASSINIBOIA IS IN A CONTINUATION OF THE SAME MOUNTAIN VALLEY AS IS SUNSHINE VILLAGE AND APPEARS TO HAVE A SIMILAR PATTERN OF PRECIPITATION IN THE SUMMER AND WINTER SEASONS.
2. QUALITY AND QUANTITY OF SNOW IS AFFECTED BY THE ALTITUDE OF THE RESORT ABOVE SEA.

	SUNSHINE VILLAGE	LAKE LOUISE	MT. NORQUAY	ASSINIBOIA
TOP	8900	7800	6800	8300
BASE	7200	5400	5500	5900

3. THE MAIN SKI RUNS ARE LOCATED BELOW TIMBER LINE PERMITTING SHELTERED SKIING WITH GOOD VISIBILITY IN INCLEMENT WEATHER, EXCELLENT EXPERT ABOVE TIMBER LINE SKIING AND SUPERB HELICOPTER, SKIING IS AVAILABLE - WEATHER PERMITTING IN THE LOCAL AREA.





ECOLOGICAL CONSIDERATIONS

Land Capability

The suitability of an area for recreational development depends on its natural attributes, and on the land's capability to sustain various uses. This can only be ascertained through detailed study. UMA would hardly overlook the importance of these stages -- since they are among the company's specialties. Such costly work is not warranted until approval for the proposed use is received. UMA studies to date indicate that the natural attributes of the area could be developed to offer the attractions of a year-round resort without unduly affecting the land.

Effect on the Environment

Certain of the long-term effects that Assiniboia would have on the environment are frankly unknown at this time. The use of this area for year-round recreation therefore is contingent on the results of our on-going studies and on public priorities. In planning for a sizable number of people, UMA fully realizes the importance of installing completely adequate water and sewage treatment, solid waste disposal, and drainage from parking areas, and such other facilities necessary to safeguard fish, wildlife and vegetation in the area.

Architectural Compatibility

Structures will be designed to keep landscape changes to a minimum. The Architectural Record, one of the world's leading design publications, describes a recreational area in the French Alps that was planned to meet these objectives -- "Avoriaz is designed to look as if it grew there". UMA submits this kind of planning for consideration -- to create a combination of lodging and recreation that blends comfortably with the environment, yet is capable of accommodating enough people to make the area economically viable.

Access

A road to Assiniboia from Canmore was built by Calgary Power 25 years ago, when the Spray Lakes Reservoir was under construction. This existing road will have to be modified and upgraded to make it safe in all weather. This will open up the 15-mile lake to public use. The road is planned as a scenic route only, not as a high speed highway.

ECONOMICS

UMA's economic feasibility studies to date indicate that a total investment of \$10 million to \$15 million is required, and that the project is economically viable. The studies examined a variety of methods of financing, for comparison's sake, but no decision can be taken until more definite information is available on land tenure, sub-leasing and other factors.

Our premise is that a recreational resort should be expected to pay its own way. To be economically viable, a resort must operate year-round, providing adequate facilities for enough people, summer and winter, to generate sufficient return to cover the cost of investment and operations.

THE NECESSITY FOR INVOLVEMENT

All Albertans are invited to participate in forming the concept of what Assiniboia should be, and to offer their own ideas of what will contribute to its overall success. This is a rare opportunity for Albertans to work with each other in trying to find solutions for their own near future. It is a chance to participate in decisions made by government, such as National Parks' policy, and by private industry.

This requires an exercise in teamwork: The Government of Alberta controls the granting of leases on this land and the provision of access. In addition, campgrounds and picnic areas are generally under government jurisdiction. The investment necessary for providing facilities and building and operating Assiniboia is not expected to come from the public purse, nor should it be. However, methods by which Albertans could invest directly in the development are under study. If the Assiniboia concept reflects what the public wants, its success should be guaranteed, because Albertans are the ones who will use it and benefit most.

BENEFITS

What benefits can Assiniboia provide? What benefits can the land produce?

To the Public

- new, sorely needed, recreational facilities
- widely varied activities for all people
- a new, easily accessible, scenic road permitting access to the entire 15 mile length of Spray Lake Reservoir
- new standard of excellence for Alberta resort facilities.

To the Government of the Province of Alberta

- a complementary community to Banff and to the developing town of Canmore
- a major mountain resort under provincial control
- an example illustrating effective co-operation between government and business.

To the Federal Government

- a means of reducing pressures on the mountain National Parks.

General

- a stimulus towards a broader base for the Alberta economy, through increased employment (an estimated 800 jobs in the first stage), capital investment (10-15 million) and through increased income from tourism (which has the potential of becoming one of the major industries of the province while consuming a minimum of our non-renewable resources.)
- the recreational and social benefits which people derive from interaction with the outdoors.

DISCUSSION

ASSINIBOIA will surmount two serious problems which arise from increasing competition for land.

The first problem involves the mounting friction between resource industries and those people concerned for the environment. Arguments flow from both sides, and are heard by a concerned public who would like to see an effective answer shaped from past mistakes, vision and a sense of proportion for the diverse factors involved.

The second problem arises from mans' heightened desire to enjoy nature. One man may achieve this by building a remote log cabin; a thousand log cabins create sprawl and blight worse than that in the cities. We suggest that herein lies a paradox: WE MUST TRANSPLANT TO THE WILDERNESS SOME OF THE PLANNING THAT MAKES OUR CITIES FUNCTION, IN ORDER TO PRESERVE THAT WILDERNESS.

Specifically; rigid advance planning, effective controls, adequate green areas and concentrated core facilities are necessary to provide workable and attractive solutions.

Underwood McLellan & Associates view these problems with concern. As the largest Canadian-owned engineering organization in Western Canada, we have for many years been involved in such diverse areas as land development, resort planning, petroleum, mining, water resources, pollution control and other fields. We view ASSINIBOIA, therefore, as much more than a mountain community. It is our personal statement of a workable solution to some of the above problems. In microcosm, perhaps it can stand as evidence of man rising above the confrontation approach which has become so destructive today.

INVITATION FOR PUBLIC COMMENT

As we've indicated, it is vital to know at an early stage what the public's views are -- on the need and location for Assiniboia, on the acceptability of the planning concept, on the access road, on environmental and recreational choices, on the investment proposals. All of these areas are flexible now. Underwood McLellan cannot at this stage offer a completed plan; it is offering a concept.

If the idea is approved at these hearings, then some hard answers will be in order. Terms of the government land leases will require study as to their effect on costs and the area's long-term future. Ecological, archaeological, architectural, engineering, land capability, land-use and detailed feasibility studies are required and may take two years, with design and construction, taking another two years. It will therefore be at least the fall of 1977 before the doors of Assiniboia can be opened to the public.

What will recreational land pressures be by then?



QUESTIONING BY THE AUTHORITY

MR. KINISKY:

Have you managed to come up with some way of overcoming the problem of the timber lease or do you find that you can live with its existence on that piece of land?

MR. COTE:

This is a problem which must still be overcome, but I'm optimistic that some accommodation can be made. We have made two casual contacts with Mr. Mjolsness of the family that owns the timber licences. We have not made serious contacts because all we have on this land now is a research lease which expires in March, 1974. Until our concept was accepted, we didn't feel that we had very much to talk about with the Spray Lakes Sawmills people.

MR. KINISKY:

Since you're placing quite an emphasis on the resort as a ski area, and since we are all aware that snow data is pretty hard to come by, are you doing anything now to gain some essential data on snow cover and snowfall through the ski season?

MR. COTE:

Yes, we have over the past three years been getting snow results. The winter prior to last winter, of course, everyone had good snow. It is not a good bench mark and we're taking that into consideration. We intend to undertake very detailed studies over the next two to three years.

MR. KINISKY:

You're actually going to measure snow courses rather than just total precipitation?

MR. COTE:

Yes.

MR. KINISKY:

Very good. You mentioned fishing as one of the possible summer activities. Are you referring to the fishing streams in the area?

MR. COTE:

There are streams. The lake is available for fishing. Mr. Stephenson mentioned that there is a study in progress on the Spray Lakes. Our indication is that there is not enough food in them to support extensive fishing, although that could be changed. But fishing is available east, south and west of our proposed site.

MR. KINISKY:

You were talking about providing adequate sewage treatment and adequate solid garbage disposal. Could you tell us a little more about this? So often today "adequate" is just not enough.

MR. COTE:

I'm inclined to agree with you about adequacy. As a minimum we would provide secondary treatment and we are looking at tertiary treatment, but these studies are not yet detailed. We don't know the population load as yet. When we do know these factors, you can rest assured that we will provide the best that is available and that we will meet all the requirements.

MR. KINISKY:

Have you done any investigation on the soil conditions there for disposal of solid garbage by burial in ground pits?

MR. COTE:

Not specifically. The surface work that we have done indicates that this would be an adequate method of garbage disposal.

MR. KINISKY:

Mr. Dowling and I recently went over the road into the area, with some considerable difficulty I might tell you. Who do you propose is going to pay for the necessary upgrading of this road?

MR. COTE:

I would think that the public should not pay for it. This is not firmly in our minds. We have discussed it with the Government of Alberta and have had no commitments from them. It would be turned over to the government after it was built.

MR. KINISKY:

Does the property area that you've dimly outlined about on the park itself?

MR. COTE:

It has a one mile clearance which is the buffer requirement.

MR. KINISKY:

How much land are we talking about in this whole development?

MR. COTE:

That is subject to final determination, but we've talked about 7,000 acres which would include the wildland area.

MR. KINISKY:

How restrictive are you going to be about access to that general area by people who are not paying customers?

MR. COTE:

As far as we're concerned, the only one who is a paying customer is the skier or someone who resides or takes accommodation in one of the units. We do not at all intend to be restrictive for any other use.

If you wanted a hotel room, we would be very restrictive in that you would have to produce your money. It's not intended that there be

other than normal fees. People who wanted to hike would be welcome to hike at no cost.

MR. KINISKY:

Do you foresee the development within this area of facilities that would attract people who have some difficulty paying for hotels, motels and things like this? I'm talking about campgrounds, trailer parking areas, et cetera.

MR. COTE:

One of our plans shows specific areas set aside for campgrounds. We have as well serviced trailer sites so that we would cover the complete range. If somebody wanted to pitch a tent next to a trail without paying, I presume that would be allowable too.

MR. DOWLING:

What conclusions were you able to draw from the data in the two graphs at the beginning of your submission?

MR. COTE:

We concluded that age groups, say two to five, and perhaps two to six, become more predominant. The point we're making is that the median population will be younger and therefore more people will be seeking recreation.

MR. DOWLING:

Is this the information that you have used to determine your market?

MR. COTE:

We used historical information. We also had Price Waterhouse do a relatively extensive market study. Our market is predicated on attracting a percentile of the existing market and on the projected growth of the market.

MR. DOWLING:

What percentage of your market would you expect to find within the Province of Alberta?

MR. COTE:

I can't answer that question off the top of my head, but I can get the answer for you.

MR. DOWLING:

We'd be interested in knowing that.

MR. COTE:

Our market is keyed primarily to Alberta. The large percentage of our market would be Albertans.

MR. DOWLING:

But you would expect people from other parts of Canada and possibly the United States to be attracted to this specific development?

MR. COTE:

A well-known consultant, Mr. S. Hanna, who is the former president of Snow Engineering and has been involved, I would guess, in more ski resorts than any man in North America, has indicated that we have a good middle to upper level skiing facility. We do not have something that would attract world-wide acclaim, but we do have a facility that will get spinoff. I don't want to compare it specifically to Sunshine and Lake Louise, but it will be in that same order and better we think. Therefore, we would expect to attract the same market that they do, tours, charters and so on. But we would not expect people to jet to Calgary specifically to ski Assiniboia.

MR. DOWLING:

Is the road to the site the one which is on the west side of the lake?

MR. COTE:

The east side. There's one on the west side, but it's less attractive to us as an access.

MR. DOWLING:

What would the road traveller see of the development from the road you're speaking of when he got close to the site, say to the region of Smuts Creek?

MR. COTE:

Very little as we visualize it. We talk of structures perhaps in the area of 40 to 50 feet. We don't talk of highrises.

MR. DOWLING:

I believe you stated that the upgrading of the road would be at the expense of the developers. Is that correct?

MR. COTE:

We haven't conducted enough discussions with the provincial government to indicate whether it should be totally at the expense of the developer. We don't feel that it should be totally at the expense of the people of Alberta.

MR. DOWLING:

Would the same remarks apply to the continuing maintenance of such a road?

MR. COTE:

I can answer that fairly concisely. It would be a provincial road and could be used by anyone. We firmly believe that the maintenance should be part of the Department of Highways maintenance program.

The potential for a connecting loop to the Kananaskis Highway is very high. The provincial government might very well want to construct a road through Mud Lake connecting at the Kananaskis lakes and have a complete provincial tourist loop. We have not suggested this in our brief, and we think that it's none of our business. We think that that potential is very good, and that there are exceedingly good ski facilities on which we have not checked the snow, to the east of our site.

MR. DOWLING:

What would your planned total capacity for the development be in whatever way you measure it? You speak of 3,000 skier days in the initial phase and a possible 1,500 skier days after that.

MR. COTE:

We think we could accommodate 4,500 skiers in the wintertime.

MR. DOWLING:

But are all of those overnight stays, or are they day skiers?

MR. COTE:

Not necessarily. Our studies in that area are still not complete.

MR. DOWLING:

So you have no idea of how many rooms you're likely to have and how many people you might be able to sleep over?

MR. COTE:

It's not very firm in our minds, but we think about 800 maximum.

MR. DOWLING:

Can you give us some idea of what the base and top elevations of the ski runs would be?

MR. COTE:

The base of all the runs would be 5,900 feet. I think eight of the runs would end at 7,000 feet. One major run would go to 8,300 feet, that is, to the top of that ridge which we, for lack of a better name, have called Tent Mountain.

MR. DOWLING:

Do you have some planned form of summer recreation on the reservoir?

MR. COTE:

We propose a marina on the lake.

MR. DOWLING:

There is a very large draw on that reservoir and it's not very attractive at certain times of the year when it's not full. Would this pose a problem for boating?

MR. COTE:

There is a problem now for boating in that you must watch for stumps near the shore when the lake is low. Part of my job when I was with Calgary Power was laying out the cleared areas. The area which we chose happens to be the only area that was cleared and grubbed and the stumps removed, so the marina would not have that problem. But we don't propose to eradicate the problem of the lake having stumps in it.

MR. DOWLING:

Are you concerned about meteorological conditions that could arise along the surface of the lake in the summer? Would your visitors be endangered by high winds down the valley and that sort of thing?

MR. COTE:

No more than on any other lake I don't think.

MR. DOWLING:

Do you have an estimate on the number of acres you might have to clear in preparing ski runs.

MR. COTE:

I believe 300.

MR. DOWLING:

You mentioned that this particular development concept would not detract from the integrity of the wilderness. Yet it seems in our hearings to date that the integrity of the wilderness is based on no permanent structures. Do you have any comments on that?

MR. COTE:

We fully intend to have permanent structures in the core facility. Surrounding that core there would be recreational activity. If the integrity of the wilderness means no permanent structures, then I think that some people define it differently than others.

We think that our concept involves the least disturbance - if you accept the definition that you postulated - to the wilderness because we control all activities immediately surrounding the core and return very soon in a longitudinal sense to the pure wilderness. You will note that we have not used wilderness, we use wildland, in that some uses would be permitted there.

MR. DOWLING:

There is a buffer zone of one mile between the proposed development area and the national parks. Do you foresee any difficulties in your relationship with parks?

MR. COTE:

There's no doubt that if you put 5,000 people there some of them will want to go into the parks. Skiers would rather ski, I believe, than hike, but there's no doubt in our minds that we're placing an attraction that will be near the park boundary. By the same token the park boundary is there and if the facilities on the park side are not

developed there should be nothing to attract people because we think our scenic value is equal to that in the park.

We have a letter from the western regional office which was written after we first made this proposal to them and revealed it to the parks department and the Alberta government. We have modified our proposal considerably since that time in view of their comments. The letter is signed by the Regional Director and it has been vetted at Ottawa by the Director of Parks. While we didn't make this part of our brief, I could read excerpts if it would help clarify the situation. It is addressed to me and it says:

Your proposal to develop a recreation complex on the periphery of Banff National Park has been the subject of interest and study both here and in Ottawa. At the outset the basic position of the National & Historic Parks Branch is that we endorse such developments where they have the potential to relieve the development pressures within the parks.

There are several areas of concern, however, in the scope of your proposal. At one time we showed a road through the national parks....

The next sentence says, "There is no way you can have a road through the national parks." We agree with that. "Foremost is your stated prerequisite for proposed roads in and to national parks."

I might say, Mr. Chairman, that we envisage the road from Canmore to our site traversing a very narrow portion of the park up to Canal Flats or thereabouts and feeding transcontinental traffic through No. 3 or No. 93, which I think is called the southern trans-provincial in B.C. There were discussions at that time that the B.C. government was considering building a road to that location. There is an existing forestry road there. We felt at one point that this would be a valid alternative to twinning of the Trans-Canada Highway through Banff National Park. It would have better grades throughout to Vancouver than the Rogers Pass. But the objections we received and the lack of enthusiasm by both provincial governments led us to believe it was not a viable alternative. This is the road that Mr. Malis talks about in his letter.

The letter says, "the proposed ski development does not allow a buffer zone between the park wilderness area." We now have that buffer zone and that is one of the changes we have made. It is a fortunate change in that the ski potential and summer potential are better where we have moved. Although we are in the same general area, we have allowed for the buffer. Quote:

In addition, such activities as snowmobiling could foster demands for extension of use on park trails adjacent to the proposed developments. It must be established now that the Branch will not consider requests for extension of such uses in park wilderness areas.

We fully concur with that statement. Mr. Malis closes by saying:

As stated earlier, the National & Historic Parks Branch endorses development outside the national parks. If, however, roads and uses are not compatible with the national parks policy, and regulations are fundamental to your proposal, then the Branch cannot support it.

They were not fundamental to our proposal and, although we have not corresponded since, presumably we have met the exception in his letter. He ends by saying:

I would be pleased to discuss your proposal further at any time and I hope you will keep me informed as your plans progress. Such continuing dialogue is necessary to enable us to assess the impact of your proposed development on park resources.

MR. DOWLING:

Do you foresee any difficulties in raising funds for the development?

MR. COTE:

We have had several offers to date. As I indicated in my presentation, we are not committed to anyone because we want to keep the option open of allowing Albertans to participate if they wish to do so.

DR. TROST:

Do I gather that the altitude of the core structure will also be at the 5,900 foot level?

MR. COTE:

Yes.

DR. TROST:

How does this compare with the altitude of the Banff site and other townsites in the national parks?

MR. COTE:

Banff has an elevation of 4,400 to 4,500 feet, Norquay is 5,500 and Sunshine has a base of 7,200 feet.

DR. TROST:

For the ski chalet at Sunshine?

MR. COTE:

Yes.

DR. TROST:

You're planning a year-round operation. At this altitude do you feel you will have summer-winter surges or do you think you will be able to balance out through the different seasons?

MR. COTE:

I would expect that we would have difficulty balancing out in the initial years of operation. I think this would be achieved by and large because we place a limit on winter operations. We are saying 4,500 is the limit.

DR. TROST:

At 5,900 feet how far are you from what might be called the timber line?

MR. COTE:

The timber line is above 7,000 feet at that location,

DR. TROST:

I think all of us are somewhat interested in your plans for the summer season. What is the rise and fall of the reservoir in normal practice?

MR. COTE:

It will rise in the order of 30 feet. The total range could be as high as 40 feet, but that would be unusual.

DR. TROST:

How much beach area would this expose?

MR. COTE:

I can't answer that, sir.

DR. TROST:

But it might be many times that number.

MR. COTE:

It would be a 10 to 1 slope at least on our end of the lake.

DR. TROST:

Will your marina be able to accommodate that surge?

MR. COTE:

Yes, we have designed marinas to accommodate these things before.

DR. TROST:

Will your reliance on aquatic recreation be high as compared with your reliance on other forms of summer recreation?

MR. COTE:

No, the lake is more scenic than usable. It is very cold. I used to swim in it every night in July and August and the maximum temperature recorded there was 56 degrees. It is not a swimming lake.

DR. TROST:

As a personal interest, is the lake suitable for scuba diving?

MR. COTE:

I'm not sure. I don't know if scuba diving has been undertaken, although I seem to recall that someone was diving there.

DR. TROST:

Where there aren't stumps it might be possible, eh?

MR. COTE:

There are stumps everywhere except the south end, an isolated area near the Three Sisters Dam and the area that was covered by water prior to the Spray Lakes development. I think you recognize that the area covered was quite minimal compared with what is covered now. The two original lakes were three-quarters of a mile and one and one-half miles.

DR. TROST:

You plan, according to your comment, to have a new community or town in this development area. What do you require from the provincial government in order to bring about both the recreational development and the townsite development?

MR. COTE:

Our prime need is a commitment to lease the land. We have been given to understand that the land will not be sold. That is a valid policy. The length of the lease must allow everyone's investment to be returned with a certain profit, and the terms of the lease must be manageable within the context of the financing or the economics of the project.

DR. TROST:

With one of your slides you had the comment that the development would be under provincial control. Do you want to elaborate on that comment?

MR. COTE:

It would be under provincial control as opposed to federal parks control, and certainly it would be subject to all controls which exist for any development in Alberta. We suggest that more controls be exercised because it is leased land and Crown land so that when the developer is long gone the government isn't left with a mess.

DR. TROST:

Part of your concept was for participation by other groups at certain stages of development of the proposal. Is that right?

MR. COTE:

We would hope this hearing sparks an interest from groups. We had no intention of seeking out groups until we had our concept this far, because there is no point in seeking out groups if you're just having a paper exercise. However, if the ECA makes a recommendation that this is a valid use for the land then we would be willing to sit with anyone and be the judge of any valid considerations. But we want people to be involved in letting us have their ideas as individuals or as formal groups. This has been going on already. We have had several individuals offering to review our plans and so on because they are interested.

DR. TROST:

I'm thinking more specifically of individuals or groups who may take on part of the aspects of the development. It seemed to me that that was implicit in your comments.

MR. COTE:

Yes, I'm sorry I misunderstood your question. For instance we have not estimated nor have we considered the revenue from realty, that is the accommodation. We think there is lots of room for people who wish to participate financially in an ownership position.

The concept, as we stated, seems to lend itself to condominiums. That exposes a broad spectrum of participation by a variety of people. I think you probably took note of our statement that we don't see 1,000 cottages there because we don't think that is the way to plan a recreational development if you're trying to contain it. It is a very expensive way for one thing and, unless you actually build every cottage and colour code every cottage, it immediately says loss of control to us. The reason people want to get out to the wilderness is to get away from the colour coding and the sameness of residential developments in cities.

DR. TROST:

In respect to transportation, we took note of your comment that geography would permit an alternate route over the Great Divide although it might have to pass through a part of the national park, and that this might take some of the strain off the Trans-Canada Highway. Could you tell us how many miles of passage through the national park would be involved?

MR. COTE:

As I recall it was eight. We even entertained the idea that because it cut off a small knob of the national park we could in fact convince the government of Alberta to take that as a wilderness area and develop it as another park. But this was kite flying. It wasn't a proposal we felt we could advance with vigour, nor did we feel that it would receive approval.

DR. TROST:

It was ancillary to your specific proposal. Nevertheless, do you know the height of the pass it would use?

MR. COTE:

We could pick the pass of the model.

DR. TROST:

Could you give the information to us?

MR. COTE:

Yes.

DR. TROST:

Continuing with the transportation question, a possible commuter scheme to bring people into the corridor was mentioned. Have you any comment on whether that would be useful?

MR. COTE:

I think the emphasis on the commuter scheme would have to be in Canmore and Banff. We visualize buses operating on the road we propose because we feel that people would use them in preference to a 25 mile drive by car. The commuter scheme would definitely fit that mode of transportation.

DR. TROST:

There has also been discussion, and we've not really found the basis for it, in respect to the development of an airport or an airstrip in the Canmore district. Would you have any reaction to such a provision for air transportation?

MR. COTE:

We would never promote or envisage an airport for our development. We do not see a necessity for our development to have an airport at Canmore or anywhere else in the Canmore Corridor.

DR. TROST:

Would you use helicopters for skiing or other activities?

MR. COTE:

Yes. That is shown in our brief. Several people who would want to have Assiniboia as a base for a helicopter scheme have contacted us.

DR. TROST:

Have you conceptualized the timing and phasing of this development?

MR. COTE:

We believe that the ongoing studies will take a minimum of two years, and they cannot be undertaken until we have a decision from your group. The financial aspects could be completed shortly thereafter and construction would take perhaps a total of five years before the completion of the first stage.

Our philosophy is that we would not open this resort until it was completely ready. We don't believe that a contrary position is a good way to generate good public relations. Perhaps it generates public relations but it doesn't generate good public relations. We would want to have the first phase completed before we let anybody on the lift, let anybody put skis on or let anybody use it for summer use. We think financing must be willing to accept that time lag before revenue starts so there will be a longer term benefit of having an area open when it is ready and not when it is half ready. Half the people who come might never want to go there again and we will do everything we can to avoid that.

DR. TROST:

Do you feel there is room for more than one major tourist development in the Bow River basin?

MR. COTE:

Yes. I think our development stands on its own with or without other developments. As a consulting firm we are responsible for the development aspects of the Dillingham study. They have been aware from the first of our interest in Assiniboia. We think that the development Dillingham proposes, perhaps in the far future, is very complementary to our development. They could offer, as Mr. Stevenson described it, a family or day use skiing area. The skiing which we can offer is complementary to that use.

We have done extensive studies in the Canmore Corridor on behalf of clients and on our own behalf and we see complementary uses only. Perhaps there would be some conflicting uses in the summertime, but we think our area would stand on its own feet if it had a good road to it.

DR. TROST:

Do you want to describe any conflicts you may impose on others or that others may impose on you?

MR. COTE:

Not at this time.

DISCUSSION ON ASSINIBOIA PROPOSAL

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

I wish to congratulate Underwood McLellan on their fine concept. I think an integrated approach is vital to the recreational needs of Albertans and Canadians.

We do, however, have several concerns. The first and most important would be the possibility that migration routes of animals might come in conflict with the development itself. It seems to me that a good many of the ungulates migrate up and down the valleys, one of which would terminate at Spray Lakes. The possibility of the animals migrating around the south end by the Assiniboia development could pose a problem.

I don't feel that landfill is adequate for waste disposal. The national parks have had many problems with bears on landfill sites. Probably a better solution would be to remove all solid wastes from the site itself.

As far as skiing is concerned I have a question on snow and wind conditions. I think the snowfall area is quite high and I wonder how winds will affect the snow. Perhaps on some of the cleared slopes wind conditions could prevent proper skiing from being maintained.

As far as the land situation is concerned, definitely leasing. However, I don't feel that a 7,000 acre lease is necessary at all. A lease should be provided only for the immediate core area with a licence of occupation perhaps on the recreational ring. The other area could be zoned for wilderness use but should not be covered by a lease. In other words, it should be open to the public under all circumstances.

I wonder how many botanists, fisheries biologists and wildlife biologists Underwood McLellan has on staff. This is something that will be vital in further development of the plan. I don't feel that at the present time a consulting engineering firm has the potential to cover all the important details. This could be farmed out to consulting firms, I realize, but I think there might be a lack of qualified personnel to do this type of study, especially if all the developments go ahead.

The effect on regional functions, one of those being the Spray Lakes sawmill, is vital. I understand that they have just developed a million dollar expansion and they are depending upon timber resources in that area that have been under lease. They have a present commitment. This conflict could be extremely hazardous for some of the residents of the Canmore area as well as the surrounding region. As well, there are other concerns that might suffer. I would like to see some type of sociological study done on the effects of the development on the Canmore area.

The private residences proposed should be located outside the forest reserve area and not within the development itself. Rental accommodation we can go with, but private residences get to be the same thing as cottage sites. If they're allowed on the Assiniboia site can we really stop them from being proposed for other sites as well?

The road situation is a strange bag of worms. The road is probably necessary for the area but I don't know how much the public will use it. If the public is not going to be using it extensively it should be provided totally at Underwood McLellan's expense and it should be maintained by them. If it can be shown that this road will serve the public to quite an extent then the public could shoulder some of the cost of the road. As well, we would not recommend at this time the loop into the Kananaskis area and the extension into B.C. Access into other parts of the eastern slopes area is not needed right now.

I will just close with a brief quote from Aldo Leopold. He states in a Sand County Almanac that "recreational development is not a matter of building roads into lovely country but of building receptivity into the still unlovely human mind."

MR. KURE:

Elmer Kure. I represent the Alberta Fish and Game Association.

I'm sure you're aware that our concerns are centred around the wish to prevent a continual encroachment of development into undeveloped areas, particularly within the eastern Rockies forest reserves. If your concept were granted do you think that other facilities or developments should be allowed along the 25 miles of road needed for access to your development?

Being planners and experts in your field I'm sure you will have an answer for my second question. How many patrons would you need each year to pay the interest on your investment, which you quote as \$15 million and to make a profit as well for your shareholders?

I had a third question which asked how you plan to finance the operation. You answered that by saying you haven't progressed to that point.

MR. BLAIR:

H. L. Blair.

My first question is: what percentage of the total lease site would be cleared for the core, roads, ski runs and other facilities, and could this clearing be done by Spray Lakes Sawmills to partially satisfy their requirement for saw logs?

Secondly, have you made an estimate of the cost of upgrading the access road to the site?

Thirdly, what is the engineering or other significance of the term "billions of people miles" in planning such a resort as this?

MR. SKAUBERG:

Fred Skauberg. I have been a director of the Calgary Fish and Game Association for the last 33 years and I have held office as fish committee chairman for 7 years.

Is this going to be another Snow Ridge? You are talking about upgrading the road from Canmore. How many people have travelled the road from Canmore over the White Man Pass? Let me see hands. Well then, you know the road and I don't have to tell you.

I figure an estimate of the expense to upgrade that road would run from \$1 million to \$1.5 million per mile. Is this company willing

to pay for that, or are the expenses going to be the burden of the taxpayers of this province for the benefit or profit of a few individuals?

MRS. JOHNSON:

Sheila Johnson, Provincial Council of Women.

What about Calgary Power? Are they prepared to cooperate in this kind of venture?

Secondly, and this relates to the question asked by the fish and game man, how many people days at how much per day? How many people will have to be there and how much money will each one have to spend if there is to be a fair return? I presume that has been figured on the basis of a lot of people at a small amount or a few people at a large amount. I would be very interested to know what the ranges of those figures are.

MR. LUMBY:

Colin Lumby, from Calgary.

Perhaps Mr. Cote would tell us upon what evidence he might be able to bring to fruition the summer plans for the skiing slopes in view of the fact that there are many examples of very poor grass coverage on clearance slopes in particular.

Secondly, I wonder if he has at any time consulted with the three particular groups that make use of the Mud Lake-Bristol Lake region in which solitude is sought. These groups have no lease on the property, but they do use it as a remote area. Some two miles from the proposed Assiniboia development it would barely be remote and would therefore thrust these particular groups into more and more remote areas, of which there are very few.

MR. BROOKS:

Glen Brooks. I speak as a private citizen, one who has spent much time in the area of proposed development over the past five years.

I would like to emphasize three points concerning the proposal. Just to the south of Assiniboia is the Great Divide Trail which runs from near Jasper to east of Assiniboia at Palliser Pass. I know from personal experience and from discussions with other people that the Great Divide Trail is causing great environmental impact on Banff National Park and on Mount Assiniboia Provincial Park. I wonder how a further influx of summer visitors can be considered in relation to the existing problem.

To me the term wilderness means grizzlies. I know from on-site study that this is a prime grizzly range. I would like to stress the importance of a study to determine the impact on these animals as well as on others, and also to express a concern which has already been made with reference to the disposal of garbage. Our neighbours to the south have had many experiences with regard to garbage disposal and grizzly bears and I think it would be important to consider this factor.

It was indicated that the long-term impact on this area would be unknown. Reference was also made to the aesthetic value of many valleys. I know for a fact that they are high alpine, delicate environments in excess of 6,500 feet. Also, from my experience they

are harsh environments. Winter has just left many of these high alpine valleys and in some cases there is still three to four feet of snow.

I would just like to emphasize that I believe a study should be conducted as to the number of people who will leave the resort in the summertime and what impact they will have on these alpine areas. Other studies have been done in the national parks and they could be of help to the Assiniboia development people.

MS. HARMON:

Aileen Harmon, Banff.

Mr. Brooks has pretty well expressed my concerns regarding the impact on the Palliser Pass area, that is the access to the upper Spray and Assiniboine areas. However, the one point he didn't make is the impact of horse traffic on alpine areas. Pack train travel through the mountains is one of the finest experiences anyone can have but excessive use by horses is becoming a very serious problem in Banff park. There is a strong possibility, which Mr. Cote may not be aware of, that horses may be banned from Assiniboine Park. I would think that a livery operation with horse travel from Assiniboia would be one of the chief summer recreational pursuits and this consideration should be kept in mind.

MR. KREGOSKY:

Brian Kregosky, past user of the various wildland areas surrounding your concept.

Regarding the conceptual plan, I would like to emphasize for Mr. Kylo that you mention a 300 acre ski slope development. I would estimate a possible core area of 700 acres or so and I see no need for a 7,000 acres area of lease. I'm just wondering if the 7,000 acres would be used as a lever against a possible conflict with the timber lease, or do you have no faith in provincial agency management and zoning of the surrounding areas of your development?

Another question, which just amplifies what the previous two speakers said, regards user capacities and carrying capacities of the wilderness areas around the development. I don't think they have the capability for more extensive types of recreation such as horse and hiker use, in other words longer trips, and thus you will in fact be forced to make use of Assiniboine Provincial Park, the Palliser Pass area, the Palliser River area which I feel is still wilderness and also possibly the north Kananaskis River area which is mooted for wilderness area. In other words a lot of your extensive recreation will involve areas outside your local development area.

I'm very concerned about the use of these areas especially when I come to my last question, the demands and pressures generated by the road. As you said, that road has great potential for a circuit trip down to the Kananaskis lakes. Of course it does. It's already there and I imagine many of us have driven over it. It is a nice scenic route even though lumbering is there. But what pressures and demands will this generate in terms of your development, in terms of the capacity of the Smith-Dorrien valley and in terms of the day users who are going to be brought into the area because of such an upgraded road? I would like you to consider placing a restriction on potential overuse of the area through your own type of mass transit, bus service from Canmore for example. Otherwise, you're possibly going to degenerate the qualities your concept wants to maintain.

MR. CROSS:

Gerry Cross.

I think we've got two distinct questions here, the concept and the location. I'm concerned about the location. When people talk about buffer zones for the national park they're not talking about an arbitrary figure such as one mile but rather about ecological boundaries such as those related to game migration. I think it is essential that this information be used to determine the locations for such projects. I think this is very important.

I'm also concerned about overuse of Mount Assiniboine and areas like this. I think this is a real problem that must be considered beforehand, not only by the people who will be coming to the development but also by the general public.

Also Mr. Cote says that no ecological studies on the land's capability to sustain this development will be done until the concept has been approved. I can certainly appreciate the economic reasons for this. But on the other hand I'm concerned that if this happens these studies will be predicated on the assumption that the development will proceed. One of the results of such studies then would not be that the development should not proceed. I think this is a real concern too.

MR. LAIRD:

Philip Laird of Calgary.

I have some concerns that I would like to phrase in the form of questions for Underwood McLellan. First, could Underwood McLellan clarify whether they envisage a concept of limited development, or do they anticipate growth without bounds with regard to residents and accommodation? In other words, do you envisage a maximum limit for people ultimately, or would you let the population of residents and visitors grow without bounds?

Related to this is a second point. Does Underwood McLellan recognize that there could be a critical mass of services and populations above which the population growth could not be contained? In other words, you could get many people living there and in another generation the children of those people would like the area and there would be no way they could be directed to leave. This is a sort of townsite thing and I do think it has dangers.

Thirdly, what provision would Underwood McLellan make for municipal government in the area? Would it be a strict company town or would there be a proper municipality?

Fourthly, the question that has concerned many people: why 7,000 acres rather than a lease on a central core?

Fifthly, in your proposal you envisage snowmobiling on some areas of the lake during the winter months. I would like to inquire if you really appreciate the compatibility of snowmobiling with skiing, both cross-country and downhill. Even in adjacent areas there does arise the possibility of conflict.

Sixthly, there is the question of the impact not only on national parks but also on Mount Assiniboine Provincial Park in B.C.

Lastly, if you do not get a red light at this stage - say you have a yellow light - would you be prepared to present a more

detailed study with environmental impact statements at future public hearings before final approval is given?

MS. WINSPEAR:

Mary Winspear of the Local Council of Women.

Two of the previous speakers more or less covered our concerns. But we are very concerned about the priorities given by these people. First of all, apparently they have done all kinds of engineering studies on the feasibility of slopes. They have done studies on where they are going to get the financing, but they have done nothing about the environmental impact. As far as I understand, one of the reasons we're having these hearings on the eastern slopes is because ecological aspects and considerations are most important. I would suggest that perhaps before these hearings go much further you request the government, if it is going to put money into this at all, to have these studies done so that we all know whether we can safeguard against future environmental deterioration if any of these proposals go in.

Also, are we to understand that condominiums, such as those at Lake Louise, will be put up and just the people with a great deal of income will be able to afford going there? There will be no area where the little fellow who has to go for recreation near his home is able to get accommodation.

DR. HAMILL:

Lou Hamill, a specialist in outdoor recreation at the University of Calgary. I'm speaking here on my own behalf as a private citizen.

It seems to me that we're faced with an impossible kind of choice which is the result of a long history of inept management of the eastern Rockies. Also I think it is a bit of a farce because what is being presented here is one single proposal. Many other alternatives should be considered at the same time. There are, for example, three major alternatives which I think should be presented by the Environment Conservation Authority or by other parts of the Government of Alberta.

The first major alternative is, what are the other possible ski developments for this area? There appear to be a number of other good possibilities. The people who are presenting this particular proposal have already indicated that there are good ski development potentials in the Smith-Dorrien Creek area and the Kananaskis lakes area.

The second major alternative we should be considering is alternative townsite developments. One alternative townsite development, and I'm not pushing it, is at the Kananaskis lakes and another is at Mud Lake. And there are other possibilities. Yet we are being presented with a single alternative and we're being told to make a choice, yes or no.

The other alternative we should be considering is alternative road access to this area. We are being told that there is one single development and access is through Canmore. An alternative that has just been hinted at and which should be given equal consideration is down the Kananaskis valley and through the Smith-Dorrien Creek valley. We are not being presented with that possibility at all.

I would like to make a comment on the proposals for large recreational developments which are being considered at these hearings. First of all we should be aware that we're not in a take it

or leave it situation. There is plenty of money looking for investment opportunities. In fact, this is one of the big problems facing the business world in all of North America and western Europe. That means that soundly conceived ideas can attract money in the future. Nor should we feel that a development outline such as this one creates a prior claim to public land.

Let us also consider that most ski developments and other large recreational proposals in Alberta have been poorly conceived and carried out by the originators. The only one that appears to have been reasonably successful from all points of view is Sunshine Village. All the others have shown some serious problem.

Several ski resorts have failed resulting in great losses of private and public money. It is just as likely that many of these proposals would also fail. Therefore there has to be an adequate study done by the government to parallel this study being presented by Underwood McLellan.

Ski resorts and other recreational developments on public land should be negotiated only in a competitive situation and should never be rushed. This is the best way to insure that a proper development advantageous to all parties is achieved. The high possibility of making serious errors, as evidenced by all of our ski resorts operating and closed, indicates that hasty development is a serious error.

All of the large recreational developments proposed in these hearings involve substantial public investments for roads and road maintenance and it is quite clear that this particular development will involve a very large amount of money for highway construction. Some developments may also involve substantial subsidies of several kinds, and there are clearly subsidies involved in this one because an arrangement will have to be made with the existing timber lease. Thus the cost to the public of errors in development may be very great.

As indicated at the hearings yesterday, there is a great deal of guidance available on this particular matter from the U.S. Forest Service. I think it is about time that the Alberta government started to make use of that.

I would suggest that what we are now considering should be closed down. That is, we should stop considering this particular development proposal until an adequate study is made of all other alternatives on the basis of adequate information. In particular, alternative ski development sites in the vicinity of the upper Kananaskis and Spray Lakes, alternative townsite developments and so on should be fully costed and made available to us.

MR. RUTHERFORD:

Bill Rutherford. I represent the Calgary Hook and Hackle Club.

While listening to the questions something came out very strongly to me. How can we possibly expect our government, or ourselves for that matter, to make any resource management decisions or to accept in principle any proposal until it has complete and total scientific and engineering knowledge with respect to our environment and its natural resources?

MR. JAMIESON:

Bob Jamieson.

I would like to make a few comments as an ecologist and a skier. Because I am a heavy-duty skier I am very interested in this project and also concerned about the long-term effects.

I think a point that has been seriously underestimated is the long-term use of this area. I am surprised that Underwood McLellan hasn't perceived this. In terms of economic benefit they have seriously underestimated the long-term value of this project. We're not talking about a ski area for Albertans and we're not talking about a cottage development for Albertans. What we're talking about is the access to Assiniboine. If Assiniboia is developed it will play a role similar to that of Zermatt in Switzerland. It will become the closest accommodation to Mount Assiniboine which is, I think without argument, the prettiest mountain in the Rockies and equivalent to the Matterhorn in the Swiss Alps.

There is a variety of factors. The terrain for skiing at Zermatt is very poor. You have to go up three ski lifts before you can ski. In other words it is worthwhile building three lifts to provide access to slopes where you can actually ski. It is not a good valley for skiing yet there are 75 to 80 lifts there at the present time.

Potentially this is a project that 20 years from now will be the size of Banff unless we put exact limitations on it. Yet I don't think limitations in this particular situation will even work. If we put accommodation in for 1,000 people, 20 years from now 5,000 will want to get in. You will have to do something about it. So I think this is something that has to be considered in relation to this project.

It has to be considered in a regional context. What are B.C.'s plans for access to Assiniboine and what are their considerations for the development of ski areas on the other side of the Divide? That is a very valid criticism for all of the presentations throughout these hearings. We have had no mention of B.C. and I don't think B.C. has had any representation here. I have looked over the Continental Divide. There definitely is something over there and I think we should recognize it.

A couple of points of information on helicopter skiing. First, helicopters are motorized transport as per the present Wilderness Areas Act. This means that the major part of the best helicopter skiing out of Assiniboia is in the upper Kananaskis, a proposed wilderness area which, if legislated, would force helicopter skiing to go elsewhere or it would be in direct conflict.

My second point of information: at 6,000 feet what problems are you going to face in fertilizing a golf course? Are you going to get the grass cover properly developed at that altitude?

My final point has been covered completely by Dr. Hamill. There are alternative sites in the area and the major one, I think, is the Kananaskis lakes. We don't have information on it. We don't know what the situation is. What is needed - and if we asked the forestry service in the States this is what they would tell us - is a decision on potential ski areas after ten years of snow data, which really puts all these developments back ten years. I think a major need in this area right now is a fullfledged study of all the potential ski sites within the Kananaskis-Spray area, perhaps using the upper Elbow as sufficient snow for potential ski areas. This is something we don't have any data on whatsoever.

I think it should also be pointed out that in a development of this kind where you have control by one corporation you immediately

put yourself within certain sociological limitations. One of the primary examples of this kind of development is Vail in Colorado. In many ways I suppose you could consider it a good ski development. It certainly makes a great deal of money. They have certain design aspects which are excellent. For example, they have very narrow roads through the area so that this core is basically a pedestrian area. Unfortunately, they also will not sell season tickets to people with long hair or beards. This kind of sociological control of people by a corporation is something that is very, very dangerous and has to be watched.

Another aspect of this kind of development is the fact that with the kinds of costs being considered - \$10 million to \$15 million, or considering the escalation of costs in these kinds of projects perhaps we should project that and say \$20 million - in order to get a return on that kind of investment you have to appeal to the upper echelon of the public, particularly the ski public which is upper echelon to start with. You have to appeal to the people with the most money.

For any project like this, and I have visited several including some in the States, I would suggest a weekend cost to a skier of \$70. That eliminates a great number of people from this area. And I think this sort of thing has to be considered. Certainly there is a two-sided problem. If the public pays for the road perhaps it reduces the cost somewhat for the public. On the other hand making the corporation pay for the road increases the cost. So you have a great deal of difficulty balancing this.

MR. DAY:

Eric Day.

I would like to ask Underwood McLellan, as engineering consultants, if they consider it possible to design a scenic highway through the Spray valley and keep it free of snow during the winter without the sort of environmental disturbance now being created in the Kananaskis Valley, or will there be an escalation of bigger and better roads as each resort competes for business?

I would also like to know what impact studies you have made as to the effects of your project on the Marvel Lake area and on the Mount Assiniboine area.

You have suggested the use of helicopters to ferry skiers to the military range, the Royal Group and Mount Assiniboine. Have you considered the effect that excessive use of helicopters would produce on other users of these areas? Also, have you noted that the area immediately south of the proposal is designated as a key ungulate range?

MR. COTE:

First, I tried to say that to date we have used the best consultants we know of to add to our own capabilities. We don't think we are masters of all trades. To say we have ten biologists on staff might not necessarily mean that we have the ten best. We propose to use the best people available in order to give this project a thorough study.

I said that this is a concept. We fully expect, and have been told by the government and Dr. Trost of the Authority who invited us to make this proposal, that the land use might be approved. Perhaps some terms of lease might be approved. This is not a green light. He

indicated to me that if this were the case in all likelihood there would then be time to complete the studies required and there would be a subsequent hearing to consider all the findings. I think that answers several questions in one breath. That is the basis on which we came to this hearing. We recognize that what we have presented only points a finger at the potential land use. The report authorized by Dr. Warrack and Mr. Yurko indicated this has good recreational potential. I think the only thing that wasn't there to give it excellent recreational potential was access.

I have said that we haven't looked at the migratory routes of animals. We will though. Also, we intend to conduct detailed studies on waste disposal.

Landfill: the problems with national parks landfill aren't in the methods, they are in the implementation of those methods. We have successful landfills and are consultants to the federal government on solid waste disposal methods in the Arctic. We are considered to be experts in this field by our clients. Perhaps we are not as expert as some people in this audience. I will grant that. However, we don't intend to have bear problems with our solid waste disposal system. Someone said, export the solid waste. Shall we take it over the Great Divide and put it in B.C.? Is that where solid waste should go? Or shall we take it to Canmore and put it in Dillingham's mines? It has to be handled and it has to be handled properly. We intend to do so.

We have considered snow and wind with regard to skiing potential. Our conclusions are not final. We may decide in ongoing studies, if we do conduct ongoing studies, that it's a bad location and perhaps that will be the last time you hear of it. But we don't intend to proceed hurriedly nor do we intend to proceed without having answers for all of the problems raised.

The Spray Lake Sawmills is definitely a conflicting use. I think it is a use that can be rationalized. If it cannot then I think it is up to the government to make a decision as to which use has the most benefit for Albertans.

Several people asked how much the road will cost. We have taken a cursory look at the road. Our first guesstimate is \$5 million, perhaps half of it in the first three miles. We said we desire it to be a public road. That gives the control of the rest of the scenic route to the government, not to us. We don't propose to exercise any control on the road once it provides access. That is a function of the provincial government.

Perhaps I could deal here with the fact that we mentioned 7,000 acres. Our concern is control of a reasonable area. It is not necessary for us to exercise the control. I don't think we would object if the government approved a plan for that 7,000 acres and leased to us the amounts we actively wish to use. Once that plan was an official, approved plan then the government would in the stew if they allowed something else, not us. We stated 7,000 acres because the key to our concept is that the outer periphery of this 7,000 acres must return to its natural state, that is to say it cannot be touched. We would limit, and I think I made this clear, the uses within the outer wildland area.

The number of patrons is a difficult question to answer. We do not intend to make a rich man's paradise, no more than other ski developments are rich men's paradises. We are not a ski development per se. We want a year-round development. We think the day is long past when a development can be promoted and nurtured for very few people. We think the day has come when developments must be for all

ranges of income and all classes of people. That is what we propose to do.

There was a question on billions of people miles and I would like to refer to that. This is an awkward number. It was our way of putting into perspective how far Assiniboia is from transportation routes in relation to other developments. We have shown and we know that people will not come from Edmonton and Calgary only. They will come from everywhere. However, these two cities represent a majority of the people in Alberta. If you took the total population of each city and made a round trip to each facility you would generate a billion people miles. That will not occur. It is only an example of where Assiniboia is in relation to those two major population centres.

We think we are doing everything we can to make sure that this isn't a Snow Ridge or a Pigeon Mountain. How well we do it will determine whether or not it is and we have full confidence it will not be.

Calgary Power has said, and I paraphrase, our business is generating power. In order to generate power economically and expeditiously the lake must fluctuate. We have no quarrel with your development as long as you don't want to regulate the fluctuation in the lake. We accept that as a given fact in putting forward this proposal.

Helicopters were mentioned. Again our development does not hinge on having helicopter skiing, not at all. We have been approached by people who now conduct helicopter skiing tours and they have expressed an interest in Assiniboia as a base. Naturally, if the mountains they were taking people to were restricted to non-motorized vehicles then why would it be necessary to have a base at Assiniboia? We certainly agree that there should be wilderness areas and if there are and they are limited to certain activities then that is a fact we have to live with.

The impact of horse traffic and the wild game must also be considered. What we're after here is a land-use qualification which does not now exist, the terms of lease that might be available. From that point the detailed studies could be undertaken. Certainly we're not looking for a green light to cut down trees next year or the year after, although that will happen, and put up buildings. There has to be control by the government, control by the Calgary Regional Planning Commission, control by the Department of the Environment and eventually control by the people of Alberta.

We don't know yet whether there would be municipal government of what other type of governmental system there would be. I believe this is a matter for the Department of Municipal Affairs to determine.

I think we're not at the stage nor will we reach the stage where we limit beards and long hair. Harry Kinelli could never get in. He is one of the prime movers behind this idea. I think we intend to make it open to the public.

With regard to how many people at what price, the preliminary cost benefit and economic analysis we have done indicates that with a fair share of the existing market and its potential growth and with competitive facilities - and we feel our facilities will be more than competitive - and competitive pricing this project can make a significant return.

We have continually postulated that you can't build a project for a select group of people. You must therefore design your project so

that it can be used by a wide number of people in both the summer and winter months. That is the general philosophy we have and the general philosophy we intend to maintain. To go into detail would be star-gazing because we do not have that detail today.

The representative of the Local Council of Women said that the government should do the environmental impact study. I concur wholeheartedly. I am certain that we would be using the same people they would use. A valid point was made that studies will be directed to approval or to proceeding with the project and not directed toward abandoning the project. Perhaps this is a role the government could play and their findings would certainly be more neutrally received than the findings of any groups, no matter how highly qualified they were, that Underwood McLellan chose to engage.

Mr. Rutherford, I wasn't able to make a note of your comment except to say there was no answer to it. Really, I don't think I'm dealing fairly with your comment.

Mr. Jamieson made several points, one suggesting that Underwood McLellan suffered from tunnel vision. I think perhaps that is correct. I think we have keyed largely on our project. We alluded to the fact that other areas are good ski areas. We found one that is an excellent ski area, probably the best, but it is the Kananaskis forest reserve's experimental station. We didn't even consider continuing our studies.

I would like to make these points in conclusion. The basis for our market will be Albertans. We feel that any spinoff which does occur will not be of significant impact to account for. We would expect to justify the road based on its usefulness to the public. On one hand we are told that the road should be a private road and the developer should maintain it. A second person says the road should be a public road and everyone should have access. I think there are two diverse situations here. It can't be a private road for which you need a pass to travel on or you pay a \$1 entry charge. That is the last thing we have in mind. No matter who pays for it we believe it should be a public road. If the final approval, and I postulate a theoretical or hypothetical situation, were to be given two or three years from now and the government said we must construct and maintain the road, as Underwood McLellan we would still consider it a public road even had we paid for every cent for it. We would analyze the project on that basis. If it were an economical project we would proceed but, if it were not economical, and this company does not have large resources, we would not proceed.

In any case, I'm given to believe that there will be further public hearings before any development proposal is approved. This is a concept and not a development proposal. We don't want nor do we expect to get a green light today or tomorrow. I think Dr. Trost said the results of these hearings will be available six months from now. Six months from now we don't expect to get a green light. We expect to be told, yes, it is safe to proceed to more studies or, no, the land is not classified for the use which you envisage. If that is the answer at that time we will abandon the project.

I think perhaps because I am a skier and people involved in this project have largely been skiers we have subconsciously overemphasized ski development. Ski development is but a part of it. We think there is a year-round development. We want to work to that end, and again I would restate that we don't believe a project in today's world and climate that caters to a specific part of our society will be approved.

I would like to digress and hit the snowmobile because that is a potential use on the lake itself. My own view is that snowmobiles are on their way out except as transportation, and they will no longer terrorize animals and other patrons. We would not envisage use of snowmobiles that would cause damage in any form to the environment. We would not want snowmobiles on trails. We would be willing and pleased to have controls by government saying snowmobiles can be here or snowmobiles cannot be here. If they are not allowed, this has no bearing in our minds on our project or our concept. Today some people feel they can be used for recreation. If the majority says there shall be no snowmobiles, why should there be? We use them in our business as transportation. In the far North we own two snowmobiles and they have never been used for recreation. They are now coming close to the end of their use because we've worn them out trying to get in and out of Assiniboia in the middle of winter. What I'm saying is that we do not want snowmobiles as an approved use for part of our project. That isn't for us to say. That is the Authority's decision and if they say they're not allowed here, fine. We have no quarrel with that.

Dr. Hamill made several good points, although they were statements and hardly rebuttable. I think perhaps it is time that the potential of the Rockies be analysed. We think we have analysed one potential here. We see potential for our development as a non-conflicting use. We see that it has great promise as a resort centre and a recreation centre for Albertans. We think the final concept can be shaped to meet most of the comments made, but not all of them of course. It is never going to be the case where everyone is happy. We still think it can be a viable project and we look forward with anticipation, Dr. Trost, to your final judgment on our proposal.

A WILDLIFE PARK

PROPOSED BY

THE BOW WILDLIFE GROUP

PRESENTED BY:

D.W. SMITH

LETTER OF TRANSMITTAL

The Bow Wildlife Group (unincorporated)
c/o J. Shier
CAYLEY, Alberta
February 28, 1973

Government of the Province of Alberta
Director of Lands
Department of Lands and Forests
Natural Resources Building
EDMONTON, Alberta

TO: Public Hearings on Land Use and
Resource Development in the Eastern
Slopes

RE: PROPOSAL FOR A MULTI-FUNCTION WILDLIFE
FACILITY IN THE CANMORE CORRIDOR

Dear Sir:

We request that our proposal for a multi-function wildlife facility be considered at the Public Hearings on Land Use and Resource Development in the Eastern Slopes. Details of the proposal are attached.

Briefly, the proposal is to develop a wildlife park 50 miles west of Calgary which would include facilities for observation, education, research, and nature appreciation. It appears that between 500 and 1000 acres of land would be involved.

The purpose of this submission is to present a concept for consideration: details of layout, costs and ownership will be studied in the second stage. It is suggested that the project be a joint undertaking by the Provincial Government and the Bow Wildlife Group which is comprised of the interested Albertans whose signatures appear below.

Members of the Group will be available to discuss the proposal at your convenience.

Thank you.

Yours very truly

The Bow Wildlife Group

J. Shier, Conservationist

B.D. Florence, B.Sc. Doctor of Veterinary
Medicine

D.W. Smith, M.Sc. Professional Engineer

Hugh Campbell, Professional Agrologist

J. H. Shier
B.D. Florence
D.W. Smith

See also supporting letter
appended from Mr. Tom Baines

429-3
INTRODUCTION

This Brief presents a proposal for a multi-function wildlife facility to be located adjacent to the Trans Canada Highway approximately 15 miles east of the Banff National Park and 50 miles west of the City of Calgary. The main feature of the facility would be an area in which wild animals could be observed in a nearly natural state. In addition, an education-contact area would be included and all of the facilities would be available for research. The wildlife maintained and identified would include birds and plants. For present purposes, this facility will be termed A Wildlife Park.

The idea for this wildlife park originated with Mr. J. Shier of Cayley, Alberta, who began correspondence with the Provincial Government in 1969 at which time plans for the Canmore area were uncertain. Mr. Shier is a conservationist and ornithologist with a background in domestic and zoological animal husbandry and management. In preparing this Brief, Mr. Shier obtained the support of the people whose signatures appear on the Letter of Transmittal and who are known as The Bow Wildlife Group (Name applied for).

This Brief presents details of the concept and facilities, with suggestions on ownership and operation. Costs and income have been considered in a general way, but no attempt is made to present economic feasibility figures since detailed studies will be undertaken only if the response to the concept is favorable and the project is compatible with overall planning for the area.

The value to society of such facilities is well established and will not be expanded upon in this Brief.

CONCEPT AND PURPOSE

The wildlife park proposed in this Brief would incorporate the following features:

- A wildlife observation area in which the public could observe wild animals in nearly natural conditions and in which the animals would be restricted as little as possible;
- An education-contact area in which the facilities, particularly those for children, would be planned for learning by direct contact and close-range observation;
- A wildlife research function in that all of the facilities would be available to institutions or individuals for ecological research or intensive study of specific species;
- A wildlife appreciation and recreation area in which hiking trails would be provided and in which botanical and, where possible, ornithological specimens would be identified.

Of the above, the wildlife observation area is the most significant. It would fulfill a need which is not now satisfied by zoos or by the Banff National Park. In most cases, zoos cannot present animals in a natural setting. The National Park is completely natural, but it provides no assurance that visitors will see wildlife: the bears no longer frequent the garbage dump (not a natural setting in any case), the bison have been reduced to a few, and cloven-hooved animals (deer, moose, elk, sheep, and goats) are seen only occasionally along the roadways. The wildlife park proposed would ensure that the public would see wild animals in a nearly natural setting in which they could be observed or photographed without endangering the people or interfering with the animals.

The education-contact area would be expanded as need and interest grew. Initially, an area would be provided in which children (and adults) could handle and feed non-dangerous species. If specific educational requirements arose, such as School Board field trips, this area could be broadened. Where practical, wild species would be presented with their domestic counterparts for comparison. For example, domestic sheep and mountain sheep could be presented together. The observation of any wildlife is educational, but the intention in the education-contact area would be to emphasize instructive components.

The wildlife research function of the proposed facilities would overlap and would be provided as a side-effect of the other functions. Obviously, there are some types of research that would not be possible except in a totally natural setting, but the research function is becoming more significant in the justification of wildlife parks and in making research funds more productive (See appended letter which was circulated by the North American Wildlife Park Foundation, Inc., an organization which was founded to encourage this type of research).

The wildlife appreciation and recreation aspect of the facility would include ornithological and botanical species in addition to animals. The main feature of this area would be hiking trails along which bird feeding stations would be located and indigenous plants would be identified with markers.

In summary, a multi-function wildlife park is proposed which would function primarily as a wildlife observation area and which would include facilities for education, research, recreation, and appreciation of wildlife.

PROPOSED FACILITIES

It is proposed to locate the wildlife park in the northeast corner of the Canmore Corridor in the Bow River Basin. This location was selected on the basis of its proximity to the Trans Canada Highway and the variety in terrain. This site was also recommended in the study, "The Canmore Corridor Recommended Land Uses" by R.E.G. Armstrong, prepared for the Department of Lands and Forests-in July, 1968. It is approximately 50 miles west of the City of Calgary and 15 miles east of Canmore north of the 1A Highway as shown on the appended plan.

It is estimated that between 500 and 1000 acres of land should be reserved for this development with the final area being determined by more detailed studies after the concept has been accepted in principle. The park would be laid out to include terrain typical of the prairie, foothills, and mountains. In as far as practical, species would be separated into ecological units with each type of terrain containing only those species normally found in that ecosystem. The ecological units and some examples of the species for each are:

- | | |
|-----------|---|
| -PRAIRIE | gopher, badger, coyote, antelope, mule deer, bison, bobcat, meadow lark, ground owl, prairie chicken, rattlesnake, cactus, sagebrush; |
| -WOODLAND | ground squirrel, tree squirrel, white tail deer, elk, moose, caribou, lynx, black bear, mink, marten, otter, wolverine, wolf, woodland birds; |
| -MOUNTAIN | mountain sheep, mountain goat, marmot, grizzly bear, cougar, pack rat, mountain plants and birds; |
| -ARCTIC | musk oxen, fox, barrenland caribou, wolf, plants and birds; |
| -OTHER | species from anywhere in the world which, in some degree, could be provided with a natural environment. |

Detailed layouts of the wildlife park will not be presented in this Brief, but the approach will be outlined. The site proposed includes a full range of topography, the natural features of which would be used to separate ecosystems and species. The facilities would be planned to interfere as little as possible with the natural setting. For example, access roads and viewing points would be hidden by natural barriers such as trees, cliffs or ridges.

Wire fences would be avoided, except for the perimeter fencing required by the Wildlife Act. Fences are unattractive and can result in injury. For example, deer may fight through fences during the mating season or may not see the wire when frightened. Rough wood or natural rail fences would be used because they would be more in keeping with the natural surroundings and could be constructed with unskilled labour.

The dry moat would be used for some species at selected points. Most progressive zoos in North America now use the dry moat because it does not restrict the view but places the animal at a physical and psychological disadvantage. To illustrate, Mr. Shier of the Bow Wildlife Group was told by San Diego Zoo officials that the impala had never jumped their moat which was only six feet across, even though impala are capable of jumping several times that distance. The explanation is that the animals would be jumping from comfort and safety (food, herd, and high ground) toward potential danger (people and unfamiliar ground).

Dangerous carnivours are the most difficult to enclose in natural surroundings. Because of this and potential conflict with the atmosphere of the development, these animals would not be included in the initial facilities.

The educational-contact area facilities would be constructed to provide maximum educational entertainment for children with a minimum of risk to the animals. Animals, particularly young animals, would have access to a common area where they could be handled and fed by the children (or interested adults). The animals would be free to return at all times to their own areas which would be inaccessible to humans. The risk of overexposure would be very small. In addition, the area and the animals would be kept free of disease and parasites to eliminate health hazards to the public.

In addition to the above facilities, it is proposed to set up hiking trails, rest areas, picnic grounds, and such other facilities as would encourage public enjoyment and understanding of wildlife. It is not proposed to provide overnight camping facilities as they would not be compatible with the atmosphere intended.

OWNERSHIP AND OPERATION

In one sense, the ownership and operation of the wildlife park is not relevant to this Brief, but it is useful to consider what the structure might be.

The proposed site is Crown Land and it is suggested that ownership remain with the Crown. This will ensure that the public interest is represented in the future. Until recently, the animals would have been owned by the Government, but recent legislation has placed ownership in the hands of the licensee. The Bow Wildlife Group would provide the necessary planning, financing, and management of the project. (It should be noted that construction and maintenance will be labor intensive and that the project may qualify for Federal assistance or Provincial Government incentives)

The present suggestion is that the project be a joint undertaking by the Provincial Government and the Bow Wildlife Group. This will provide public control and will allow interested members of the Group to be involved full-time in a project that interests them personally, that is, the preservation of and contact with wildlife.

The success of this type of project depends on the interest, knowledge, and imagination of the people involved in planning and operating it. The Bow Wildlife Group is prepared to provide these if public and Government response to the concept is favorable.

Tom R. Baines
Ste. 103, 108 - 23 Ave. SW
CALGARY 3, Alberta
25th February, 1973

Mr. Jack Shier
Bow Wildlife Group
CAYLEY, Alberta

Dear Mr. Shier:

Thank you for permitting me to see a draft re a proposed Wildlife Park. I have visited many such Parks in various countries and am quite enthused on the subject. I should perhaps qualify the above by stating that most of those I have visited are almost entirely profit-oriented and lack most of the educational features you mention.

For a long time I have hoped that some such Park might be operated by the Calgary Zoological Society, but they are evidently content to operate an excellent facility in a limited area. Certainly, there is no question [of competing], rather one should compliment the other.

Such a project as you suggest cannot be undertaken hastily, but properly organized, I believe it would be a great thing for Alberta, especially the southern portion - just as the Alberta Game Farm has benefited Northern Alberta.

With a good zoological garden already existing here, such a Park could venture into a wider range of subjects.

As with most service oriented features, it would be a fairly high labour [content] organization with a "spin-off" on local industry.

Sincerely

Tom Baines

*Reproduced with the permission of
Mr. Tom R. Baines, former Curator
of the Calgary Zoo*

NORTH AMERICAN WILDLIFE PARK FOUNDATION, INC.

BATTLE GROUND, INDIANA 47920 - U.S.A.

Telephone: (317) 567-2265

October 6, 1972

Dear Colleague,

Today I am writing to tell you about something that might interest you. We all are aware that zoos can be a valuable place to train students in animal behavior and to do research. At a time when research funds are dwindling, many of us find that zoos offer a good opportunity to do meaningful research.

Recently several papers in Bioscience have discussed wildlife parks as an additional resource for students in animal behavior. One paper was critical of zoos their lack of support for research and education and urged that something be done about it.

If you have been attuned to the business section of the weekly magazines like TIME, NEWSWEEK and BUSINESS WEEK you will have noticed that a large number of drive-through wildlife parks have come into existence in the last few years and that more are planned. They are patterned after the financially highly successful Lion Country Safari in Florida, which opened in 1967 or so. These parks are operated as a business and make a profit. They display animals in large areas while the visitors are locked safely in their cars. These parks have shown that people will pay the stiff entrance fees and seem to enjoy what they see.

A few years ago I went to one of these parks and was struck by the tremendous potential for research and education in animal behavior. Millions of interested people visit these parks each year. Aside from a tape-recorded message about the animals, there is no effort to inform the public about the animals and their behavior in the park. While some researchers are permitted to study there and some funds are spent in support of research this is not generally the case. Support of research is usually done for the sake of publicity. Education of the public is incidental and not due to the efforts of the management beyond the exhibition of the animals.

If, as scientists, we are critical of what we see, then we should also offer some solutions. I feel that we have an obligation to make known to the general public what we know about the behavior of animals - which is the most interesting part about them. However, we also know that an appreciation of behavior needs some guidance in observation. There is also another motive in this teach-the-public-what-we-know proposition: we need their support to help preserve the animals. Whether as part of the overall concern for ecology, for the preservation of species from extinction, or for an awareness of animals and their needs--a better informed public means voter support for proper legislation at the right time.

Dedicated to Conservation, Research and Education in the Biology of Behavior
and Ecology of Animals and Humans

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In order to use the drive-through wildlife park for education and research, we have founded the NORTH AMERICAN WILDLIFE PARK FOUNDATION, Inc., a non-profit corporation that will develop and operate NORTH AMERICAN WILDLIFE PARKS. The sole reason for our existence will be to use the income - all of it above expenses - for the support of research within the parks and in the wild, and then to make the results available not only through traditional scientific channels, but in our Visitor Centers to the public. We will use graduate students working on their dissertations as wildlife rangers in the various animal display sections. They will be enrolled at various universities across the country who wish to participate in a work-study program. While the students sit in vehicles and keep watch over the public, they will also be taking notes on the animals for their research. The Visitor Center will get up-to-date information on what has happened that day and the students will get their academic rewards. Each section will be under the supervision of an ethologist staff member. All you people who complain about how bad zoos are can give us your expert knowledge on how we can improve the facilities for the sake of the animals - and we will listen.

At a time of diminished federal research support, we will be able to support students, a certain number of staff - who will have university affiliation - and we will be training people to go out into zoos and other wildlife parks to spread our ideas.

To bring this about we need your help. Please join the FOUNDATION. A newsletter - PRAIRIE FIRE - will keep you informed about our plans and progress. We will feature primarily North American animals, but plan to feature some exotic ones too. We will have about 300 to 500 acres in central Indiana. Negotiations for the land are now under way. The land is zoned. We have three professional fund-raisers working for the FOUNDATION. We have a financial management company, MULTIVEST INTERNATIONAL, Inc., to obtain mortgage financing for funds not covered through donations and to manage the business end of this enterprise. Finally, we are completely independent in the way we design the parks and operate the educational program and how we keep the animals - based on the best ethological knowledge available.

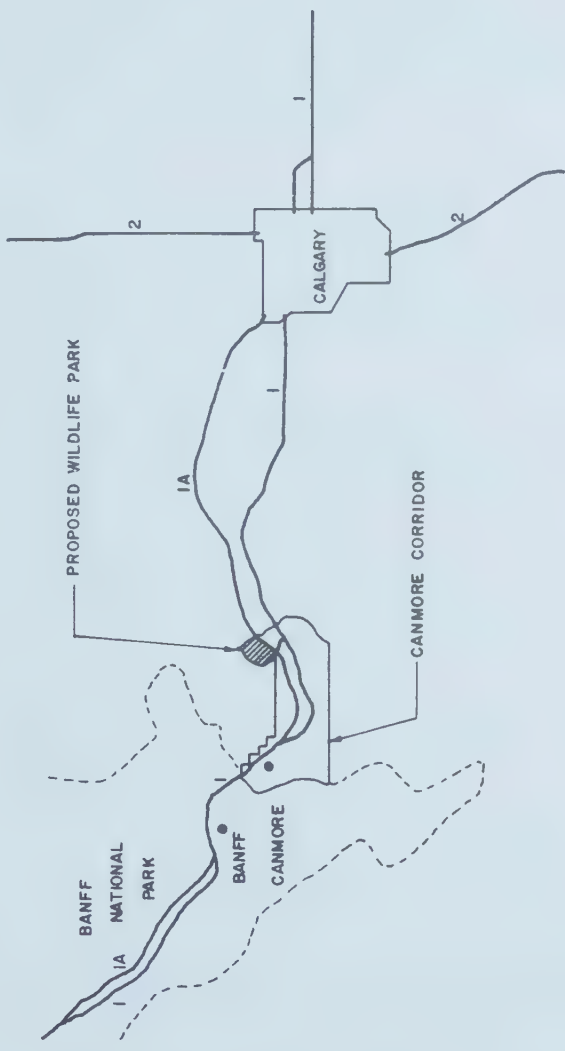
Since we are a non-profit organization, have a distinguished Advisory Board to help guide us, and are teamed up with MULTIVEST INTERNATIONAL, Inc. we will create the best operation of its kind. The people who make decisions about the park, the research and the education will be people like you and I - not businessmen who know nothing about these matters. The people who handle the financial part will be businessmen who know their job - not scientists who know little about these matters. We have brought together a group of people who understand this and are committed to the cause of conservation, research and education in the biology of behavior and ecology of animals and humans.

More detailed information will become available through the first issue of PRAIRIE FIRE which is to appear soon. It will be available to members of the FOUNDATION, along with all the other privileges that membership entails.

A postage-free envelope is enclosed for your convenience.

Sincerely yours,

Erich Klinghammer
Erich Klinghammer



BOW WILDLIFE GROUP

PROPOSED LOCATION FOR
WILDLIFE PARK

FEB. 28, 1973

L.J.A.

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

What do you envision as being the final complement of permanent buildings on the location?

MR. SMITH:

Permanent buildings would be just those necessary for looking after the animals, shelters for certain species for wintering. We'll have to have service buildings, that is sanitary facilities for people coming and going.

MR. KINISKY:

Staff quarters perhaps?

MR. SMITH:

Well, I was thinking about that, but staff quarters need not be on that site. They could be remote. But a minimum of permanent buildings, just what is required by people working in the area would be required. We don't envision a restaurant or motels.

MR. KINISKY:

In your brief you mentioned how you would finance this thing. I wonder if you could expand on it because there is going to be a fairly major capital outlay to begin with.

MR. SMITH:

Our thought at the moment is that we will finance privately unless the government wishes to participate in this. We've had people interested in being involved in it financially.

MR. KINISKY:

Supposing you get to the stage where you can come out with the original capital pooled to get this started. One of the problems of zoos has traditionally been lack of money. How would you propose to make it an economically viable unit and one that would continue to live and grow?

MR. SMITH:

From gate receipts. We intend to charge for this.

MR. KINISKY:

You wouldn't have any idea as to what kind of money you would charge for entry?

MR. SMITH:

Yes, I think between \$1.00 and \$1.50 per person entering.

MR. KINISKY:

When you talk about the educational aspect of this particular park, Mr. Smith, are you talking at all about the use of classroom

types of buildings, places where students could be housed, or is this purely an outdoor experience?

MR. SMITH:

I would say purely an outdoor experience. There again, I think we could modify that a little depending on what happens in the rest of the area. School Division No. 41 has proposed a totally natural learning environment at these hearings. If the people educating wished something between that, I think the logical place to provide it would be at the facility we're suggesting.

MR. KINISKY:

If you used the facilities for educational purposes would there still be a charge for students?

MR. SMITH:

Yes, I think so, either direct or indirect. The school boards may wish to contribute money to some of the facilities. If not, I think they would have to be charged for their use.

MR. DOWLING:

Mr. Smith, I don't believe you stated whether you intend this to be a year-round operation. Do you expect people to come during the wintertime?

MR. SMITH:

Yes, there are certain species and certain things you can display in the wintertime as well as in the summer. It certainly wouldn't be used as much in the winter. Many species simply don't care to hang around in that weather.

MR. DOWLING:

Among the buildings you would have, would there be such things as holding barns for the treatment of ill animals?

MR. SMITH:

Yes, we would have to have that.

MR. DOWLING:

Among your group there is a doctor of veterinary medicine, Dr. Florence. Is it your plan that he would be a resident veterinarian?

MR. SMITH:

I think I would have to let him answer that. However, if the operation justified it I think he would, yes. If the operation doesn't justify the attendance of a full-time veterinarian, I would assume he would continue the practice he now has.

MR. DOWLING:

I would like to get a better concept of the fencing arrangements and so on you would have. I gather from your brief that you're going to fence the people away from the animals. Is this correct?

MR. SMITH:

Yes. You start with perimeter fencing. The provincial regulations require steel fencing around the entire area, that is the outside fencing. In areas where cars drive through and people can be locked in their cars, there is no requirement for fencing with most animals. Where fencing is required or where a barrier is required to protect the people from the animals or vice versa, we would use a natural ridge, for example from which the animals could be viewed with the fence obscured in the bush at the base of the ridge. In this case people would not have their faces pressed against the fencing.

MR. DOWLING:

What about the walking trails that would be contained within the area? Would they be roped off, or how would that be handled?

MR. SMITH:

No, I think it would be undesirable to rope them off. With the amount of foot traffic there we would have to confine people mostly to trails. I think if you provide a trail and encourage people to stay on it, probably they will. But we can tolerate a certain amount of wandering off the defined paths and would like to encourage it insofar as it is compatible with keeping things growing next to the paths.

MR. DOWLING:

In respect to the educational aspect, would it be your plan to have qualified interpretive guides to go with groups and explain various facets of animal life?

MR. SMITH:

No, we didn't have that in mind. Obviously the contact area, which is one feature of the educational function of this, would have to be supervised to ensure that animals weren't being mauled and weren't biting the children if they were annoyed.

I envision the more general educational use as being school board trips where the supervision and instruction would be provided by teachers.

MR. DOWLING:

Has your group examined the total carrying capacity of the proposed area or how many animals you might be able to carry on that land?

MR. SMITH:

Not in detail. However, it would be part of our next stage of work to examine that in detail. We specify between 500 and 1,000 acres and we're reasonably sure we're in the right area.

MR. DOWLING:

Do you anticipate that feeding of these animals will be done totally by grazing or by a combination of grazing and feeding?

MR. SMITH:

Percentages are hard to guess, but I would say the majority would be artificial feeding because the area simply would not tolerate

natural grazing and still retain itself at all for any number of animals.

MR. DOWLING:

You have suggested that the facility could be used as a research area. I was wondering if your appropriate departments have had any discussions with the University of Calgary to see whether they, in fact, would like to be involved in this type of program?

MR. SMITH:

No official discussions. Dr. Giest of the Department of Environmental Sciences read our brief prior to submission. I have talked unofficially to people involved in this type of thing and they have said, yes, it would be useful to them. One chap was doing research on bears, for example.

MR. DOWLING:

Have you considered using a nearby Indian labour force to construct the facility?

MR. SMITH:

This did come up. We didn't talk to the Indians about this. I don't know whether they would appreciate us thinking of them as a cheap source of labour.

MR. DOWLING:

That depends on what you pay them.

MR. SMITH:

I think the implication in your question was a cheap source of labour, was it not?

DR. TROST:

In your introduction you have the sentence: "The value to society of such facilities is well-established and will not be expanded upon in this brief." I know you do expand upon it a little bit, but would you now elaborate on that comment?

MR. SMITH:

I think it is kind of inherent in what I say. I see a need for it as a half-way thing between our cities and the wilderness. Also, I suppose one could argue that since they exist all over the world they have a value to society. I'm not sure that's a totally logical argument. We have lots of things that exist that aren't valuable.

DR. TROST:

Has any support in society among other groups developed for this proposal?

MR. SMITH:

From the people who have read the brief comments have been favourable. I assume though that we will get some unfavourable comments today and this is part of the process of our learning as well as the hearings.

DR. TROST:

If you have evidence of support in the form of letters you would, I suppose, pass it on to us?

MR. SMITH:

Yes, and perhaps while I'm here I should just read one letter of support which may carry some weight. This is from Tom Baines, the former curator of the Calgary Zoo. We let him read this before we submitted it in February. The letter was addressed to the Bow Wildlife Group, to Mr. Jack Shire:

Thank you for permitting me to see a draft re: a proposed wildlife park. I have visited many such parks in various countries and am quite enthused on the subject. I should perhaps qualify the above by stating that most of those I have visited are almost entirely profit-oriented and lack most of the educational features you mentioned. For a long time I have hoped that some such park might be operated by the Calgary Zoological Society but they are evidently content to operate an excellent facility on a limited area. Certainly there is no question of competing, rather one should complement the other.

Such a project as you suggest cannot be undertaken hastily but properly organized, I believe, would be a great thing for Alberta, especially the southern portion, just as the Alberta Game Farm has benefited northern Alberta.

With a good zoological garden already existing here, such a park could venture into a wider range of subjects. As with most service-oriented features it would be a fairly high labour content organization with spinoff on local industry.

DR. TROST:

I wanted that in the record. This is the former curator of the Calgary Zoo. Is that spirit of cooperation present in the Zoological Society?

MR. SMITH:

I can't honestly say. I hope that perhaps someone from the Calgary Zoological Society will speak on it here today. Mr. Baines was speaking as a private citizen here.

DR. TROST:

I think you have had some talks with the school system. Are they showing a strong interest or a modest interest?

MR. SMITH:

No, we haven't had direct talks with anyone in a position to make commitments or decisions on this. We know that the Calgary Public School Board is looking for places within an hour's drive of Calgary to take students on field trips. I know a little of what is going on in this. I have two children in school. I don't think there is any question that the school boards will be interested. Whether their interest extends to being involved financially, I don't know.

DR. TROST:

You're planning on 1,000 acres and quite a variety of species would be present in those 1,000 acres. Do you feel you will have any of the problems associated with feedlots?

MR. SMITH:

There again, we will have to determine how much load we can put on the area naturally. But I think we are going to be faced with problems like sewage treatment because of the loading of animals.

DR. TROST:

If there is a negative reaction to your proposal from neighbours, I assume those representations may be made this afternoon after you have completed.

MR. SMITH:

From neighbours?

DR. TROST:

Right, from people who may be near the proposed location.

MR. SMITH:

Yes, I would presume so. Are you referring to the photographic facilities near there or are you thinking of people living in...

DR. TROST:

Both as a matter of fact, but the latter would follow more logically from what we've been talking about - people who are living nearby and don't want to be eaten by carnivorous animals.

MR. SMITH:

It's not very charitable of them, but we would listen to their objections.

DR. TROST:

You suggested a joint venture with the province as a possibility. What do you need from government for this project to go ahead?

MR. SMITH:

I suppose the minimum we would need is the right to use the land, and in a sense that is a joint venture. We might need some initial assistance on environmental impact studies. This should obviously be the first step in this sort of thing. If the government wishes to provide the money, we'd be most pleased but I don't think we can hope for that. But if they wish to act as a partner, we'd be interested.

DR. TROST:

To build up your collection will take time in itself. What kind of time are you thinking it will take, from when you begin, if you do begin, until you are ready to go?

MR. SMITH:

We can start without a fully completed facility I think. The studies, financial arrangements et cetera and results of this hearing are going to take at least a year. Thereafter it would be another season, I would guess, for animal getting, construction and the like. I would say a minimum of two years from now to have something operating.

DR. TROST:

Do you need any access roads built to your place?

MR. SMITH:

Not in the area we're thinking of. It's right at the crossover road between the main highway and the old highway. There are litter roads in the area now. We'd be adjacent to the old highway in fact. So the access roads would be limited to a ramp or two, probably in our own interior roads.

DR. TROST:

The distance is 50 miles from Calgary, is that right?

MR. SMITH:

Yes.

DR. TROST:

Isn't that a fairly long distance from your major population centre?

MR. SMITH:

I don't think so really. This wouldn't, of course, serve just the Calgary population. It would be tourists as well. I'm not sure of the percentage of Calgary people, as opposed to outside tourists, going through the park gates at the moment.

DR. TROST:

Wouldn't it affect your education contact?

MR. SMITH:

Yes, the school board's attitude is that anything within an hour's drive of the city is suitable for their purposes.

DR. TROST:

Do you want to make a comparison between what you have in mind and the Alberta Game Farm?

MR. SMITH:

I think the comparison would be that we have a few features that Al Oeming does not have in his contact area. We would be in a more pleasant setting I would say. He might disagree. We would use fewer steel fences. We would hope, perhaps, to cooperate and trade animals with him.

DISCUSSION ON BOW WILDLIFE PARK PROPOSAL

MR. GEISLER:

Eric Geisler.

The other day Chief Snow mentioned that the Indians were thinking of doing a similar thing. I'm wondering whether the two are going to complement each other or whether they will be in direct competition. If they are in direct competition, will they both be economically feasible?

MS. HARMON:

Aileen Harmon, Banff.

More or less unofficially I represent quite a few naturalists who have a knowledge of this area which the proposers do not seem to have. Anyone walking in there knows that the animals are already there. They may not see them but they are there. Chiefly a facility of this kind would destroy the unique natural attributes of the area which deserve preservation.

I already have a proposal about the Yamnuska natural area which is contained in my brief, but I feel I should speak for it here.

I hereby propose this as an addition to Bow Valley Provincial Park. It is an unique area of rolling hills and small lakes lying in the angle between Mount John Laurie, or Yamnuska, and End Mountain which projects south to Highway No. 1A. It is bounded on the south and east by Highway No. 1A and the road to the rock quarry. Here there is a lush and greatly varied plant life and bird population, mingling elements from the mountains, the foothills and the prairie. It deserves high priority to preserve it from degradation.

Some grazing is committed here. Whether this can be reconciled or discontinued, I am not in a position to say. But I would urge that all motorized vehicles be banned. I would suggest a roadside picnic area and a nature centre with facilities for conducted walks as part of an outdoor education program. I feel that this is all the area can possibly support if it is to maintain its unique character.

I don't question the motives of the people who have proposed this natural park. I do question the area they have chosen. I find a few aspects of their proposal rather naive. They talk about the children feeding the animals. This is one thing you have to teach children not to do. How do you stop animals from grazing when they are in lush vegetation? This is the most lush area in that whole region.

As I say, there already is a natural population. There are sheep, white-tail deer, the occasional moose and elk and beaver dams there. I think this whole thing is in jeopardy.

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

I have a concern over the methods of disease and parasite control that might be utilized within this area. Any time animals are enclosed like this they become much more susceptible to disease and parasites. As well, what means of predator controls will be utilized? This could be predators from within or without. Sometimes fences don't keep them all out.

In conjunction with this, birds don't have much respect for fences that are attached to ground. What means will be utilized to protect birds from the outside area, or to keep birds in that have been brought into the wildlife park?

Where will the animals be purchased, from local sources or will they be brought in from other areas?

Waste disposal is always a concern, especially when animals are enclosed. Even though it is a large area there still would be an enclosure and a buildup of wastes. Feed and water supply is a problem. I don't doubt that this has been looked into quite extensively, but perhaps a few details on this would help.

The compatibility with the Stoney Indians has been mentioned. With the other developments and proposed developments within the Canmore Corridor this should be considered.

MRS. FAWKES:

Mrs. Vera Fawkes from Strathmore.

I was hoping someone with more authority from Wildlife Unlimited would appear today or this week. I might be getting myself in the soup for even coming up here but I can't sit there any longer.

Number one, I definitely am connected with Wildlife Unlimited and this is an adjacent, this is not just in the area. We have been under construction, the excavation has been built and the only reason we haven't been able to open it to the public is the inclement weather all this winter and spring.

Most of you have heard of Wildlife Unlimited I'm sure. In fact, this particular game farm was outlined in The Herald in the issue of August 18 last year, '72. We have a contract with the Stoney Indians. In fact we know Chief Snow. He was here the other night and that is probably the facility he was referring to. We have drawn up a very, very detailed agreement. We are going to be hiring Indian labour and probably have already because our facility is definitely under construction.

I am just a little hazy as to the exact location of Bow Wildlife Park, but our facility is exactly 1.3 miles east of the junction of the No. 1A and No. 1X across from Seebe in that general area.

Bow Wildlife Park sounds like a wonderful thing, but as the previous speaker said, it is definitely going to jeopardize our area which is privately owned and entirely Canadian owned. We're trying to open it up to the public. It is going to be comparable to Al Oeming's Game Farm, but on a much smaller scale because it is a smaller area. I think, if my memory serves me right, we have 300 acres. It is under construction and it has been passed by the government. So I am just a little confused as to what this is all about.

DR. TROST:

Would you be so good as to write us a letter outlining what your facilities are and what your program for the short-range future is?

MRS. FAWKES:

I'm just wondering if Mickey hasn't already done this. He is the president.

DR. TROST:

Would you ask him to do it? I'm not sure that we've seen it in our correspondence. If he has done this then we'll find it. But check with him to see if it has been done.

MRS. FAWKES:

The main thing I wanted to emphasize was that it is not a photographic enterprise in its entirety. I realize Mickey Bailey is connected with Channel 2, most of you have seen his program. He originally wanted a filming compound but the previous government insisted that they start, why can't we have a game farm if Al Oeming has a game farm in the northern part of the province? This is why he had to call on some financial assistance.

I don't know whether he has sent a letter or not. You don't think you have heard of one?

DR. TROST:

I don't think so. Just check with him. It's possible that he has sent it and I've forgotten it. But we would like to have the information if we haven't got it.

MRS. FAWKES:

What does happen to existing facilities when they are this far advanced? To me it would seem that all this work and money ...

It happens that my husband is going to manage it. Mickey is going to be the photographer and he has called on my husband, put the finger on him to manage it. We are presently engaged in an extensive cattle ranch but we're planning to give it up and move up there immediately, in the fall. But it seems to me that this is going to be a waste of time if the government is planning to bulldoze us out of there just as soon as we get started.

DR. TROST:

I'd be astonished if that was the thought.

MRS. FAWKES:

Well this place is right next door.

DR. TROST:

But we would be obliged if you did give us information about it so that we would be able to be sensible.

MRS. FAWKES:

I'll see what I can do. Thank you very much.

DR. HAMILL:

Lou Hamill.

It seems to me that there is a question that has come up here several times gentlemen which, I think, is going to require some action by the government. It appears that there are a number of people in Alberta who are repeating the mistakes that have been made everywhere else.

There is a great deal of study of recreation going on at the present time and it is found to be a very chancey proposition. There is a great opportunity to lose money in recreational enterprises or to get a very low rate of return. I'm afraid that I would say that what we've just heard seems to me to be a very unlikely economic proposition.

I think there ought to be a place where people who are interested in going into recreational enterprises could go and get advice on this particular matter. I suggest that there should be a department in the government with some expertise on recreation businesses where people who have some interest in going into recreational businesses, whether they are guest ranches, game farms, ski areas or whatever, could obtain some preliminary assessment of the proposition. I think it would save a very substantial amount of wasted time and money.

I'd just like to give one hard-nosed estimate of what is involved here which I think ought to be available to anybody who is going into this kind of business and preferably in the government. As I read what is on page 4, I see essentially a repetition of the kind of displays that are available in the Calgary Zoo, or available without any substantial charge at Banff National Park. What is proposed here is essentially an exhibit of Canadian wildlife.

Now I did a study for the City of Calgary which included some substantial concern with the zoo. One of the obvious things about zoos in Calgary and everywhere else is that they are losing money. You can only afford to operate a zoo if you are a city or some other government agency. There is very little money in a zoo of this type as a private operation. Obviously there is one in the north that is functioning, but I suspect that it operates on quite different lines than indicated here.

I think it also ought to be known to the people proposing this that my study included a recommendation that there be a display of large mammals on Nose Hill. As you may know, the City of Calgary is now thinking of either acquiring 2,600 acres or 4,100 acres on Nose Hill. They are now trying to figure out what they are going to do with that land. One of the obvious things is to display large mammals. I would suggest to you that if these large mammals are going to be available for exhibit free on Nose Hill in Calgary that there is very little opportunity for anybody to make money on it 50 miles away. Thank you.

MR. SMITH:

I'm ready to comment, but I don't know if I am ready to rebut.

The first questioner asked whether our proposal would complement or be competitive with what apparently was proposed by the Indians, and whether the things would operate in competition. Certainly there should not be two. If the Indians were doing it, we would not. The area couldn't support two such operations.

Ms. Harmon said that the area is unique in its flora and fauna and should be preserved for that reason. We weren't aware that it was that unique. If it is and studies bear this out, we are not tied to any one area. All we are interested in is some area that has some woodland and some mountain topography in it. We can move a considerable distance.

The next questioner asked about disease and parasite control of animals. This is a problem in all game farms and we would deal with it in the same way that others do. Predator control within and

without is a problem also dealt with by other game farms. We would not envision that the ones we have inside eat up all the other ones.

There would be a minimum of introduced birds. We only introduce the ones that would not fly away and populate the area. Our approach would be to try and attract some of the native birds so that the sightings are a little more frequent than they are in nature.

Where would the animals come from? Partly through the Provincial Wildlife Department, but the major source of all such animals is other zoos.

Now, Mrs. Fawkes has stated that they are doing this already near this site, and what are we doing proposing this? Well, I guess there is some confusion here. The Department of Lands and Forests has told us there is no permit issued for opening such facilities to the public up there. This facility was proposed for this area in 1969 by Jack Shire and we've never been advised of any other permits being issued for the facility. One of us must be misinformed. If indeed there is an existing permit for this and it is being done up there as Mrs. Fawkes says, then it certainly makes a mockery of our presentation and the hearings.

Dr. Hamill said that he felt it was an unlikely economic enterprise and referred to other such facilities. I think the type of facilities he was referring to are the ones that run at high cost because of the exotic animals they are trying to maintain.

Finally, I'm well aware that Nose Hill has prairie topography. I don't know that you could arrange to exhibit many woodland or mountain species in anything even approximating natural conditions on Nose Hill. We would be quite happy to move or leave the prairie idea alone. Let it be done on Nose Hill. We've talked to people involved in Nose Hill about this. I think one of the previous speakers representing Nose Hill said he saw no conflict between the two.

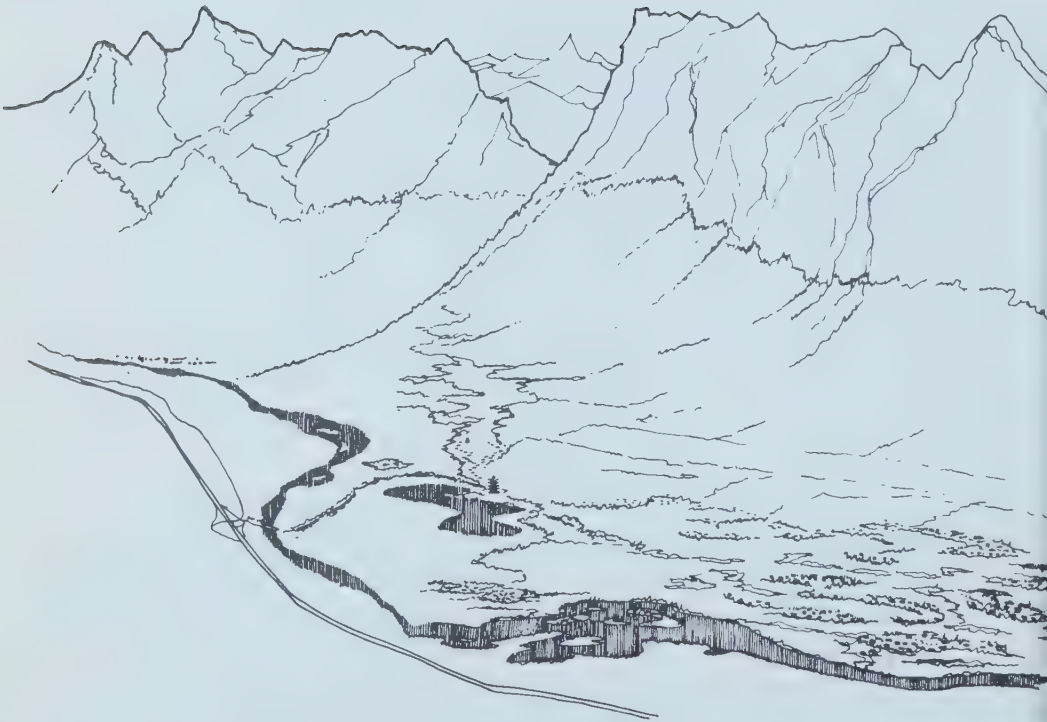
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mount rundle village

CONCEPT FOR DEVELOPMENT

Proposal Submitted By:
Wexco Petroleum Company Ltd.

Presented By:
B.M. Woofter



INTRODUCTION

This concept for development of the Lower Mount Rundle area in the north Canmore Corridor in Alberta is a demonstration of the opportunity it presents for a unique range of land utilization.

The plans and proposals presented here must remain schematic until detailed investigation is made of the technical suitability of specific land units. The feasibility of the concept is, nevertheless, positive in terms of the larger context of location, demand, general land suitability and environmental quality.

The primary business attraction of this project is potential land value after development of a residential community in conjunction with recreation facilities. The plans also envisage year-round activities so as to avoid problems associated with seasonal operations. This integrated recreation village concept with attractions in all seasons is unique for the area. Correlation of a wide range of activities is the essential element in creating a viable project with long-term stability.

Mount Rundle Village is the keystone to a larger concept which envisages a regional recreation area encompassing the Chiniquay-Canmore-Kananaskis triangle. Skiing and summer recreation facilities on the Spray Lakes-Smith-Dorrien Valley area would place a major recreation complex closer to Calgary than existing facilities in Banff National Park. Development of this regional recreation area will relieve pressure for the development and continued use of such facilities within the park and thus complement policy designed to assure preservation of park values.

RATIONALE AND OBJECTIVES FOR THE PROPOSED DEVELOPMENT

1. Development of the land in the Canmore Corridor for recreational uses is deemed essential from the standpoint of the existing and increasingly intense demand for recreation facilities. The outstandingly beautiful mountain environment of the subject area offers the ideal opportunity for people to own cottages in a comprehensively designed recreation village setting.
2. The area is one hour by car from the rapidly growing population centre of Calgary and lies adjacent to the Trans-Canada Highway and the Canadian Pacific Railway.
3. The attitudes of conservation interests and the evolving policies of National Parks will put new emphasis on private development of recreation facilities outside the parks. It will be a prime objective of this proposal to concentrate on recreational and residential uses which will relieve the demand for them in Banff National Parks.
4. The development proposed must enhance the economic base of the Canmore region and its existing and potential population group.

CHARACTERISTICS OF THE LAND AREA AT THE BASE OF MOUNT RUNDLE

The area is bounded on the south by the Village of Canmore, and on the east by the Bow River, the Trans-Canada Highway and the Canadian Pacific Railway. The boundary of Banff National Park defines the northern limit of the area and the increasingly steep slopes of the east face of Mount Rundle limit development on the west. The location characteristics of the subject area are further described on the accompanying North Canmore Corridor Reference Map.

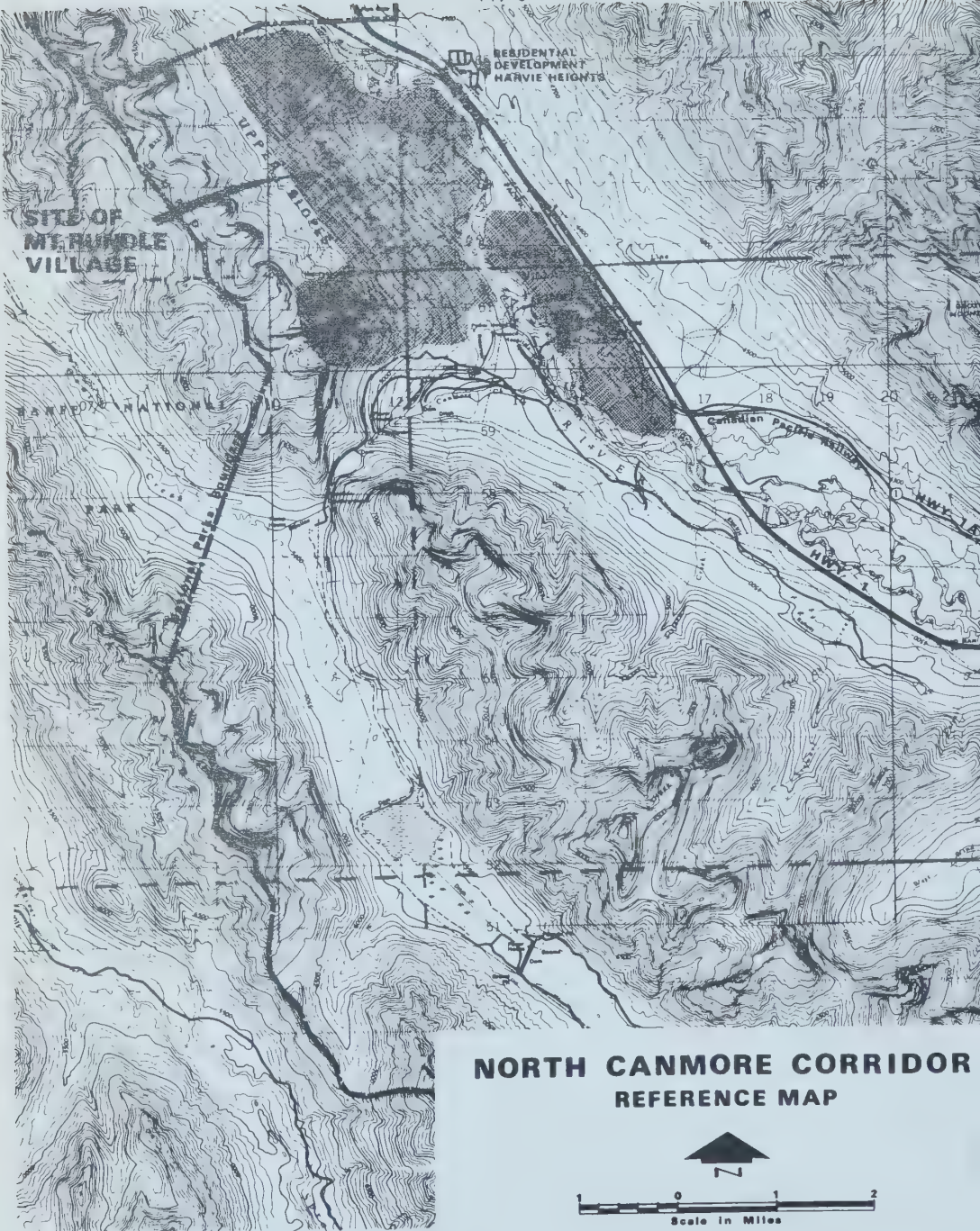
The subject land can be described in terms of three distinct land units. The flood plain of the Bow River on its west side is laced with tributaries of the main river channel. This level, heavily treed area has potential for hiking, riding, and camping facilities.

The flood plain merges on the west with a series of gravel terraces and ridges. This zone appears suitable for structures which would vary in type according to slope, bearing capability, and serviceability.

The steeper slopes of Mount Rundle are already under development for ski facilities.

Access to the whole Lower Mount Rundle area directly from the Trans-Canada Highway is critical to the success of the development. An interchange exists adjacent to the subject land and now serves Canmore, and is suitably located for access to the area with the addition of a connecting ramp.

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NORTH CANMORE CORRIDOR REFERENCE MAP



THE DEVELOPMENT CONCEPT

The concept for the development of the Lower Mount Rundle area would be an integrated recreation, resort and residential community encompassing a range of activities for both private and public use based upon the rich and unique environmental resources of the area.

Each component of the development would enhance the success of the others. The elements of the development discussed below are illustrated on the plan CONCEPT FOR DEVELOPMENT.

The Inn would form the functional and social centre of the community with short and long-term living accommodations, indoor recreation facilities and offices. On the grounds of the Inn would be playground facilities for court games.

Linked to the Inn would be a lodge and villas at the base of the ski slopes near the southern end of Mount Rundle.

Clusters of private and rented residences would occupy the terrace land north of the centre. Convenience shops and playgrounds would be incorporated into this residential community.

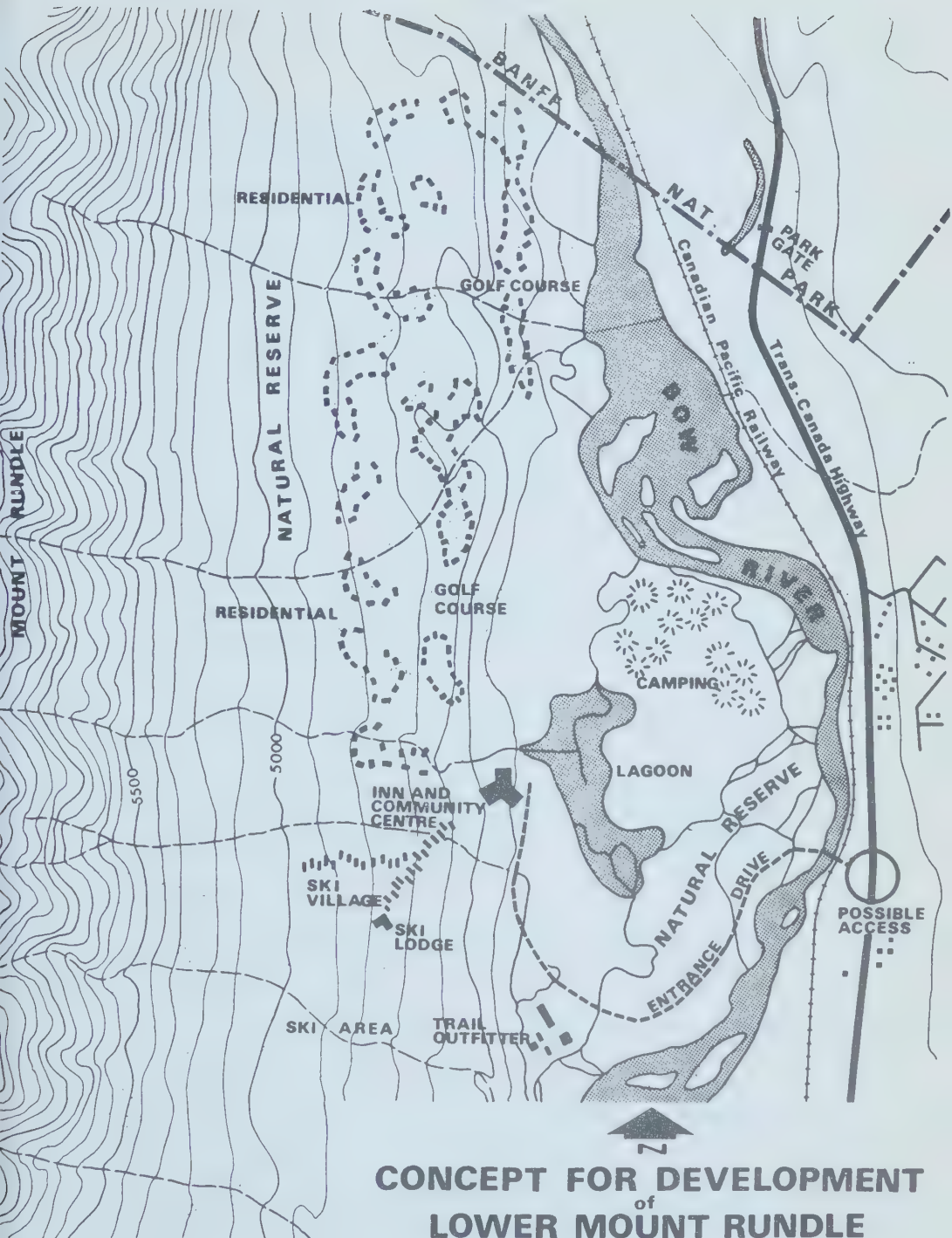
The residential development would be integrated with the amenity of championship golf courses on the lower terraces.

Portions of the flood plain would accommodate overnight and long-term public camping facilities.

The creation of a lagoon on a tributary of the river, related to the Inn, would add an important recreational and visual feature to the development.

A major portion of the flood plain area as well as the upper ridges would be maintained as an extensive natural reserve. A trail outfitter would be established to serve canoeing, riding and hiking activities.

The natural values of the total area would be preserved by detailed control and comprehensive design. Clustering of development would allow a high proportion of the scenic land for passive uses. Once established, the high quality of the development, along with its attractiveness and use, would be self-maintaining.



CONCEPT FOR DEVELOPMENT
of
LOWER MOUNT RUNDLE

IMPLEMENTATION

A development of the scope described for Mount Rundle Village requires a major financial commitment. Therefore it must be undertaken by an existing corporate entity with comprehensive financial resources and dedication to the concept. The development site is one which requires and deserves total design control based on ecological principles with respect to the inherent natural beauty and the proximity to the National Park.

All land in the area of interest is Crown land except approximately 160 acres owned by Canmore Mines Ltd. It is suggested that disposition of this land by the Province of Alberta could be on the basis of earned purchase rights after fulfillment of certain commitments on the part of the developer. The objective would be to assure proper implementation of a master plan by the developer prior to the ultimate transfer of title by the Provincial Government. Such a policy framework could stimulate development of Crown rather than privately owned land, thus assuring a greater financial return to the people of Alberta while at the same time providing much needed recreation and housing facilities.

As is usually the case, access to the area is a major deterrent which must be overcome to make development feasible. In this respect, a co-ordinated Federal-Provincial program to relocate the Banff airstrip in the Canmore area, bridge the Bow River into the Mount Rundle Village area and improve the access to Spray Lakes would do much to stimulate development outside park boundaries.

Co-operative action of this nature would be consistent with Provincial and Federal policies designed to enhance economic activity in the area, promote development of Provincial recreation areas and preserve a wilderness environment in National Parks.

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

You say the largest portion of the land you are interested in is held by the province in the name of the Crown?

MR. WOOFER:

That's correct, sir.

MR. KINISKY:

Now you say quite clearly that one of the things you want to do is become involved in a real estate project, in essence this is going to be a money-making project. Could you provide us with any more details on just what sort of real estate proposal we're talking about? We are in the realm of having a look at the disposal of Crown land into a money-making proposition. I'm particularly interested in knowing, for example, what sort of participation could be afforded to those citizens of Alberta who, because of limited financial ability, couldn't pay the kinds of money that would be involved in buying a house, cottage, condominium or whatever else is proposed.

MR. WOOFER:

Well, I believe that's the government's problem. I have tried through the suggestion of the Crown corporation to somehow inject into the financial structure means through which there could be participation, indirectly of course, through revenue flowback to the government, the general revenues of the government from a project such as this.

Otherwise, the way I visualize it is that you have a corporate entity, call it Mount Rundle Village Limited. The government owns 45 per cent of it, private enterprise 55 per cent, or vice-versa. Through having such a mechanism, I think that you would protect the public interest. If the people from the government on the board of directors of this imaginary corporate entity decide that they want to set aside part of it for low down payment condominiums or whatever, they would have their say.

MR. KINISKY:

Have you had any discussions with the government concerning possible participation by them in such a project?

MR. WOOFER:

I have not. This is the first time I've publicly proposed this.

MR. KINISKY:

You have not done this with either the provincial or federal governments?

MR. WOOFER:

No. I've had many years of contact with the provincial government on this project as a concept, but I have never talked with them along the lines you have just suggested.

MR. KINISKY:

Have you had any discussions with private individuals who might be interested in investing in this sort of proposition?

MR. WOOFTER:

Yes.

MR. KINISKY:

And what sort of responses have you had?

MR. WOOFTER:

Ten years ago they said you are ten years ahead of your time. They are becoming more interested now.

MR. DOWLING:

Is it correct for us to assume that the market for Mount Rundle Village would be similar to that for the Assiniboia project proposed by the Assiniboia group under Mr. McLellan?

MR. WOOFTER:

I think they are complementary. I don't know specifically what Underwood has in mind for Assiniboia. The way I visualize this thing is that the Canmore area would be the jumping-off spot as it were. This should be the place where the village kind of development is permitted or encouraged, where the recreation facilities should be in the Spray Lakes-Assiniboia country.

MR. DOWLING:

Would it be your plan to sell the properties once the village was developed?

MR. WOOFTER:

That would depend on what kind of decisions are handed down by this Authority. I don't know what the outcome would be. But I can say that from a real estate point of view, either you are going to have to have a long-term lease arrangement with some kind of land tenure provisions in it, or you don't have a saleable commodity. Either you have to get title transfer or long-term lease, preferably title transfer. But if this is not satisfactory to the government then some other arrangements would be made.

MR. DOWLING:

Would you expect the persons interested in such a property to come from the Province of Alberta only, or would you expect that it would extend beyond Alberta?

MR. WOOFTER:

It could very well extend beyond Alberta. I would hope that perhaps enough funding could be developed in Alberta to finance the thing. But I would not think that you should restrict ownership to Albertans.

MR. DOWLING:

Housing, as I notice from your introductory remarks, is intended for recreational and commercial activities. I am concerned about the amount of land which is available for development in the corridor as I am sure many people are. There is an existing town there now, the town of Canmore. Would there not be competition for this land with the town of Canmore? Would you be in competition with the town?

MR. WOOFER:

A couple of weeks ago I visited with the Mayor of Canmore - and this is a personal opinion, let me put it that way - he seemed to think that in all likelihood Canmore as a more or less urban kind of expansion would move across the Trans-Canada Highway and then towards Harvie Heights. From his own personal viewpoint he could see no conflict at all with the townsite of Canmore in this proposal.

MR. DOWLING:

Is there any sort of physical or topographic barrier that would prevent the Town of Canmore adjoining the site you are speaking of?

MR. WOOFER:

I don't really think so. I visualize them connecting ultimately by a road loop through Mount Rundle Village tying back to Canmore, so they would be complementary and yet they would be apart. This may not sound too logical but I think it could exist.

MR. DOWLING:

For economic reasons, would you see justification for pooling for instance, water treatment facilities for that portion of the valley and sewage treatment facilities?

MR. WOOFER:

Absolutely. That should be done.

MR. DOWLING:

I'd like to just have a word with you about the airfield. Have you, or has anyone on your behalf ever discussed with the Minister of Highways and Transport the suitability of the terrain and the prevailing wind conditions that exist in the valley as related to the field where you have suggested it might be?

MR. WOOFER:

No sir. I attempted first of all to get some information about where, rumour has it, they intend to put the airport. It really is more than rumour because as long as four years ago I had looked at a layout in the Department of Lands and Forests offices in Edmonton which showed the strip to be exactly where the rumour insists it will be now. Other rumour says that as soon as this hearing is over the cabinet is going to make a decision on this. I would hope that they get the input from the Authority before they make a decision so it won't be another Lake Louise Village kind of situation. But I don't think it really should be there. The work that Underwood McLellan have done would indicate that it should not be there.

But now to get to your question. I think in analogies to a large extent, because I don't have the qualification required or the

statistics and the scientific data to answer your question in a concrete way. But if they had intended to put it where it is proposed, there is only one mile or one-half mile from where the runway would have ended to where it would now begin. The direction is the same. I've looked at the terrain myself and it's reasonably flat, so by analogy I would say that half a mile movement to the north shouldn't make any difference aerodynamically, in landing airplanes there. But this is as far as I've gone. I have not talked to anyone about it.

I do understand that a thorough study has been made of the location of the strip on the crescent. If they can land on there, I see no reason why they shouldn't be able to land half a mile further north.

MR. DOWLING:

Who do you expect would be using this field? Do you feel that the possible clients of Mount Rundle Village would use the field?

MR. WOOFER:

Yes, and people in Canmore. A number of people I know fly small aircraft. One of them just by chance lives in Canmore. In discussion he felt that from his experience as a pilot and having used facilities in small places like the Okanagan Valley that this is a real asset to a small community. He felt that it would be a facility that use would be made of and could be something of value to that particular area.

That, combined with what I believe the park requirements are, I think is justification for having a strip somewhere in there.

MR. DOWLING:

Is this terrain, taken either by Mount Rundle Village or by the airstrip, winter grazing land for elk or sheep?

MR. WOOFER:

I understand that the lower level is. I learned that today from a resident of Harvie Heights. There is a grazing lease for horses there in the summer.

DR. TROST:

In this proposal, on page 4 you describe the development concept in somewhat more detail than you have so far done this afternoon. I know that your concept is in what you call raw form, but if the development concept as outlined on page 4 still contains some of your thought, would you summarize that concept for our benefit and the benefit of the audience please?

MR. WOOFER:

Yes. I might just as well read it.

The Development Concept

The concept for the development of a lower Mount Rundle area would be an integrated recreation, resort and residential community encompassing a range of activities for both private and public use based upon the rich and unique environmental resources of the area.

Each component of the development would enhance the success of the others. The elements of the development discussed below are illustrated on the plan, Concept for Development.

The Inn would form the functional and social centre for the community with short and long-term living accommodations, indoor recreation facilities and offices. On the grounds of the Inn would be playground facilities for court games.

Linked to the Inn would be a lodge and villas at the base of the ski slopes near the southern end of Mount Rundle.

I might comment here that the sketched plan has that ski facility too far north. It is intended that it would be the same ski facility that is already partially developed on the south end of Mount Rundle.

Clusters of private and rented residences would occupy the terrace land north of the centre. Convenience shops and playgrounds would be incorporated into this residential community.

The residential development would be integrated with the amenity of championship golf courses on the lower terraces. Portions of the flood plain would accommodate overnight and long-term public camping facilities.

The creation of a lagoon on a tributary of the river, related to the Inn would add an important recreational and visual feature to the development.

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The natural values of the total area would be preserved by detailed control and comprehensive design. Clustering of development would allow a high proportion of the scenic land for passive uses. Once established, the high quality of the development, along with this attractiveness and use, would be self-maintaining.

DR. TROST:

An interesting part of your proposal is the involvement of government in it. You have not only made a proposal which I'd like to talk about afterwards about the involvement of the provincial government in the corporation, but you have also had sufficient, and it is great courage, to involve the federal government at the same time.

MR. WOOFER:

That's really dreaming, isn't it?

DR. TROST:

Do you feel that the federal government has a role in the program, apart from the location of the airstrip?

MR. WOOFER:

Yes sir. But it's a rather tedious thing to discuss. I don't think they would have any equity ownership in the project. But

because they have a vested interest in preserving park values and because the other day the gentleman who presented the national parks brief said they would like you to help them carry the load, you know what they want you to do for them. Now you can tell them what you want them to do for you.

This is a negotiating position and I would think that if the atmosphere is right that, I don't presume to know anything about how the government would go about doing this, but I do have, I think, enough business experience to think that there is a negotiating position to take here. This would be a funding arrangement that could be just like a joint municipal-provincial kind of thing. It may make sense to them. I don't know but I see the two as being separate.

DR. TROST:

In the location of the airstrip and your suggested location, the strip was to be in the park and the service facilities outside the park. Do I remember that correctly?

MR. WOOFER:

That's correct. I don't know what the word would be to describe bringing this kind of proposal in at this stage. I think it was clear enough that I was forced to do something with the information I had about where it was proposed to be located.

Then it seemed to me, as I said in my statement, that this could be Square 1. It's not so unreasonable to expect the federal government, if they have good reason for it, and I believe they have, requiring a strip in that area to begin cooperation, joint planning and joint funding at this small Square 1. Then, once the idea is planted it might be possible to go beyond that into other things that could rightfully be in the best interests or cooperation of the federal and provincial governments, not only from a planning point of view, but also from a funding point of view.

They have an interest, and I'm sure it's more than ever before, in having provincial recreation areas created. I can tell you for certain that unless there is some incentive given to outside park development, except in the situation like the Dillingham proposal where they own the land and so on, something like this is going to have to be done to stimulate outside park development and achieve the objectives that they have uppermost in mind.

DR. TROST:

So one of your points is to emphasize the practical benefit that could be obtained from joint federal-provincial planning in the mountain area?

MR. WOOFER:

Yes, and funding. If someone comes up and says, we're going to put joint money in it, they talk about everything but that. I believe that's the giant step you've got to make.

DR. TROST:

Do any other elements of your Mount Rundle Village proposal touch on or call for a shift or imperil the boundary of the national park?

MR. WOOFER:

No sir. In the past there has been talk about a buffer zone. I got the impression that if the right kind of facility could be created outside the park that that buffer zone might be reduced in width to accommodate this, should it be one that they approve of and think will help them in their work and make their life a little easier.

DR. TROST:

What buffer zone were you assuming?

MR. WOOFER:

I was assuming half a mile.

DR. TROST:

Now if that airstrip was put in the middle of your Mount Rundle Village, would that kind of wipe you out?

MR. WOOFER:

I think it would. It's a bit of a two-sided coin. To get to the airport from the highway they would have to run a bridge across the river or gain access from the south, so it wouldn't make the area more accessible. I can imagine that a strip in that location would pretty well eliminate any possibility of doing the kind of thing I visualize.

DR. TROST:

Your suggestion as to the role of the provincial government in a Crown corporation, which I think you styled after the PanArctic just to give a model, that's a somewhat novel suggestion. What functions do you think the government could play in a Crown corporation of that sort? Would you please elaborate on your thinking there? We appreciate that they would contribute in the funding side of it all right.

MR. WOOFER:

Well all kinds of government involvement are necessary in a project like this. You have professional staff of government, you have concerns about the ecology, the wildlife and so on that we know about from these hearings.

It seems to me that a direct, businesslike corporate involvement of government would funnel this kind of information into the endeavour much more effectively than if it were completely private. Then you are going to Edmonton to get guidance or permission and whatever, you know, the red tape. It might just cut through some of that red tape and make the overall effort much more efficient.

You get a blending of business objectivity and government passivity or something - I shouldn't put it in those words, but you get that input on a basis that is perhaps a little unique and might be the kind of thing that is needed; not only for this, but for some other developments as well.

DR. TROST:

Do you feel that with government participation in this way that the development might more likely move towards the public benefit?

MR. WOOFER:

I believe so.

DISCUSSION ON MOUNT RUNDLE VILLAGE PROPOSAL

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

The first point we'd like to make is that we feel there should be absolutely no sale of public lands - definitely. I think that point has been brought out quite extensively throughout these hearings. No development of the road past the Spray Lakes area would be recommended by us. As I stated this morning on the Assiniboia proposal, roads do not often do a great deal in promoting recreational development. In fact, in some cases they can destroy more than what they promote.

Last night Bob Jamieson compared the Smith-Dorrien valley to a valley in the French Alps that has 106 ski lifts on it now. I would hate to see that happen in our area of the Rockies.

Private residences on Crown lands have been pretty well rejected by our organization. We do not feel that the precedent set by allowing a private residence on public land can be adequately controlled. After you allow some, whether it's in a transportation corridor or not, it's pretty hard to restrict others in other parts of the area.

I understand the existing ski slope is more of a community ski development. Is it for the Canmore area, a public ski hill, or is it a private club at present? In any event we wonder what the snow conditions are and what type of development is proposed. Is it going to be a very extensive development with several runs and several lifts, or is it going to be much more modified?

Public services, in particular utility services, sewer and water are always a concern. They do put a load on the water resources and underground water supplies. The solid wastes are a problem as well.

Local government action is another particular area that should be investigated. Would this area be under the local control of the Town of Canmore, or would it be a separate administration?

The airport would not be recommended by our agency for several reasons. It does go into the parks. The present park policy, as I understand it, is to remove all air landing facilities from the park boundaries.

Another is that the Canmore valley is a migration route for animals and especially the larger ungulates. Such an airport could severely restrict the actions of the animals and it might restrict the actions of a few planes as well. Running into a pigeon is one thing, but an elk might be much more severe. Game migration in the valley in general is a problem.

I understand from the previous discussion that the residential development is supposed to go within half a mile of the park boundary. It seems to me that perhaps this might restrict some of the ungulate movement into the winter range down to the north and east from the Town of Canmore.

A commuter service to Calgary was mentioned this morning in the Dillingham proposal. I feel such a commuter service would have the effect of increasing the pressures on Banff Park instead of reducing them. Such a commuting service would attract many more people from Calgary to live in the area. Instead of drawing some of the people

from the Banff area into Canmore, it would likely have the effect of drawing people from Calgary closer to the park and increase the pressures on the park.

In general, what would be the total costs involved with the development? Is it a \$2 million development or a \$5 million development or what? I haven't been able to find as yet a breakdown of costs or a general estimate of costs.

MR. GEISLER:

Eric Geisler.

When you mentioned the ski development there I was concerned initially about how much snow, whether or not they've considered making snow and what sort of costs they have provided for this.

There seem to be avalanches along that slope. Have they considered avalanche control.

What was their need for a gondola? There was one pictured. I'm not sure whether or not they had intended this as an integral part of their development but with one at Banff and one at Mount Norquay and one at Lake Louise, do we really need another?

Isn't this proposal duplicating a lot of what the Dillingham Corporation had to offer this morning? Are both these going to be economically feasible in the recreational end? This one, as he said, is a real estate proposal. But without the sale of public land I don't know how well it would work. I don't believe that the sale of public land should be undertaken. In that case, if it were based on the recreational aspect, could both this and the Dillingham development survive? Is there that much recreational pressure on that particular area? Are the proposed developments big enough to attract anything other than local people?

MR. LAIRD:

Philip Laird, Calgary.

A sentence was quoted from a letter of the hon. Jean Chretien to the hon. Don Getty respecting developments outside the parks. It might be of interest to you and the Authority and to members of the audience. If you look at that letter the next sentence reads, "Such developments that fall entirely within provincial jurisdictions" - or something to that effect - "are most welcome." So, Mr. Wofter, I admire your persistence in the face of the sentiment on that work. I don't know if you are aware of it or not.

If I read you correctly Mr. Wofter, I notice that you recognize the need for public participation and envisage future hearings being required. Your idea of a Crown corporation is interesting and I understand you recognize the needs from the government relating to development. I think these are good points.

DR. HAMILL:

Lou Hamill, University of Calgary.

First, I'd like to make a comment to the Environment Conservation Authority. It seems to me that it really doesn't make very much sense to ask people who are presenting some of these elaborate proposals whether they are going to be limited to Albertans or not. I think it's a bit of an imposition on our credulity because it is very easy

for somebody like Underwood McLellan to say, no, now. But who believes, if such a project went into effect, that any attempt would be made to exclude anybody other than Albertans unless there was some government authority that insisted on that?

One point of interest from the information I advanced earlier is the notion of a Crown corporation. I think this really is the key to proper development of this area.

However it seems to me totally unnecessary for the Government of Alberta to go to private corporations in order to operate a Crown corporation. The assets owned by the Government of Alberta in the Canmore Corridor are simply enormous. There is an enormous amount of real estate value there which is created by the flow of people into and out of Banff National Park. It's completely acceptable, at least in my view and apparently in the view of other people, for the Government of Alberta to function as a Crown corporation without the assistance of people with various private interests.

One of the points that has been very well documented in the Calgary region is that recreational cottage developments should not be expanded in the future on the forest reserve in areas experiencing high demand. What we're really looking at here is a high-class cottage development. They occupy too much land and they restrict public access to the land beyond the development. Both of those objections are illustrated in this development. They often have sewage disposal problems and because they are widespread are hard to service with community sewage disposal. Many cottages have low standards of design construction and maintenance and obviously what would be assumed here is a high degree of control to avoid this. In any case there are a great many objections to cottage developments or other widespread types of development including the traditional single family type of development.

I would suggest that what we have here is totally unacceptable for the future. In spite of the objections that were made by Bob Jamieson last night - and I think his objections are very good ones and ought to be kept in mind - it is quite clear that what we need in the future are high density types of developments. That type of development which is basically a single family high-class cottage area is no longer acceptable.

The area we're talking about is the most strategic area for recreational and tourist development in Alberta. It should be managed so as to become a model for the world to follow. Such a high level of management would be the most profitable in the long run. I would suggest to you that what we have here is not consonant with what can be done in that area.

It is desirable to combine a high level of economic activity with a high level of landscape beauty and opportunities for outdoor recreation. This can be done, I would suggest, by retaining all land now in public ownership. In public ownership there should be no sales to private parties. It's possible to use a Crown corporation completely limited to government, particularly Government of Alberta ownership and control in this case.

There is one, I think, absolutely critical factor in the Canmore Corridor in terms of its use by people. That is the fact that one side of the valley is in shade and one side of the valley gets a great deal of sun. We're looking at a proposal for the use of the shady part of the valley and I submit to you that in this climate, this just doesn't make any sense at all.

The proper place to use, and it's been recognized by many of the people who have been here, is the north side of the valley. I'm not recommending the whole area - I understand there were problems of habitat for wildlife and movement in there - but the adjacent benches on the north side of the valley between the highway intersection there on the boundary of Banff National Park. This entire area should be retained in provincial ownership, and areas now privately-owned should be purchased. It's quite clear that the government made a serious error in selling the lots in Harvie Heights. They should be repurchased.

All development should be done on the basis of leasing with uniform terms for use rights and use fees. This is needed in order to permit land use in the area to be related to changing user demands in the future. In other words, it's necessary to have some kind of flexible leasing policy so that if you start off with a very low density land use and in future you need to go to a higher density of land use, it's possible to make that accommodation. The entire area should be planned as a unit. I would submit that the government should have the competence to do as much good planning as a private developer.

Planning should be preceded by geological studies to find out whether the area is safe for residential use in the event of an earthquake. The only serious problem that I can see in that area might be the possibility of another Frank Slide in the event of an earthquake. That should certainly be examined. This site appears to be the best available alternative to Banff for residential development. It can be adequately serviced with water and sewage disposal. It has excellent seasonal exposure and views, it is well situated for access to mountain recreation areas, it makes effective use of existing rail and highway facilities and of expected improvements in transportation facilities.

MR. KINISKY:

There was a criticism of some of the questions asked by the Authority as to whether developers would be agreeable to having only Alberta capital put in. The criticism suggested that perhaps we were straining the credulity of the audience.

We ask these questions for a reason. When we get this type of public agreement from a developer, should we approve the development, it is very easy for us to recommend that investment be from residents of Alberta only. So indeed we are not trying to strain your credulity at all.

MR. WOOFER:

About the sale of public lands versus the leasing, I think from a business point of view it should be so. But it is quite understandable that this is not acceptable and they were living in, so some kind of lease arrangement could be manageable. It all depends on the terms of the lease. A leasing fee might be arranged somehow and I think that would be sufficient to justify the kind of investment required for one of these things.

In my view the ski development should be a community thing. This project is not a recreation or first-class ski development. I have never said it was that. It tries to integrate certain recreation facilities so that you can utilize these facilities year-round. Golfing, trail riding, fishing, et cetera in the summer; skiing and other winter sports, skating and so on in the winter. But this is what I like to call the equivalent to a pitch-and-putt ski hill. It's

not going to be anything but a community type ski hill and would be somewhat restricted, I think, from a facilities point of view.

I think some integration of public services should be worked out with the municipal authorities. It would ultimately become a part of Canmore from a government point of view.

The airport question came up again. I would like to emphasize if I had a choice between having it where it is proposed, and not having it at all, I would say, let's not have it at all. My concern is that it could be a horrendous mistake to put the thing where it is from my own special interest point of view, plus a long-term point of view that it may not be a very satisfactory thing to have a strip in the corridor at all.

Mr. Geisler brought up an interesting question as to whether or not this project and the Dillingham project can co-exist. I referred to their press release of a few weeks ago. It has been my impression that from what I have read that it is their intention to concentrate on mining first and land development second. I visualize Mount Rundle Village as being phase one of the type of development that I have proposed. I believe they used 50 to 100 years down the line in that press release, if they were quoted properly, that they visualize that the population might be sufficient to justify the kind of thing they had in mind. So Mount Rundle Village would be phase one on Crown land with government input and so on, and then perhaps Dillingham 20 years down the line would come along with their proposal on private land.

Dr. Hamill, I have recognized the point about the shady part of the valley. I have had stop watches out there watching the shadows go across that area, writing notes as to when the shadow hits a certain place. It is a definite disadvantage. There is no question about it. But I have had expert opinion that it is not a disadvantage that is all that crucial. It is amazing, too, what Daylight Saving time can do. It's sunny up there until very late in the evening nowadays.

The geological instability is something that I have been concerned with. I have been looking for evidence of any avalanche residue in the area that I propose be developed and I can find none. I'm sure that some of the trees in there are at least three feet in diameter at the base and I'm sure they have been there for several hundred years.

Of course, who can predict an earthquake? If that should happen, why certainly you're in a bad spot. But the erosion taking place there seems to be of the type that is very gradual. The rock slide thing is an everyday occurrence and causes no concern as far as I'm concerned.

a recreational wilderness for albertans



454-1

PROPOSAL SUBMITTED BY:

ALBERTA WILDERNESS ASSOCIATION

PRESENTED BY:

J. R. Eickmeier

ELBOW SHEEP WILDERNESS

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ACKNOWLEDGEMENTS

This presentation is the result of the combined efforts of members of the Alberta Wilderness Association and other conscientious groups and individuals who were willing to generously contribute their time and expertise.

A proposal for establishing the Elbow-Sheep Wilderness was first presented to the provincial government in May of 1969 by Floyd Stromstedt, a past President and now a Director of the Alberta Wilderness Association. No action by the government was forthcoming at that time.

Appreciation is hereby expressed to the Alberta Departments of Lands and Forests, Environment, and Mines and Minerals, and to their civil servants who have assisted in the gathering of certain of the data presented herein.

Were it not for the ability of Kathleen, Joan, Monika, the two Lindas and Val to decipher scratchings on sheets of paper and to patiently type and retype draft copies, then the final version of this study would never have come into existence. The excellent cartography of Bill Matheson is a most welcome addition to the Proposal.

Appreciation is also expressed to the Provincial Department of Culture, Youth and Recreation who have provided funds to assist in the publication of this document.

James R. Eickmeier,
Chairman - Elbow-Sheep Study Committee

INTRODUCTION

Several decades ago, men with foresight saw fit to bless Alberta with the establishment of National Parks so as to preserve our scenic heritage in its natural condition for future generations. Although commercialism has crept into the Parks, their existence is appreciated by people all over the world.

More recently, other men with foresight have arranged for the setting aside of Provincial Parks, Wilderness Parks and Wilderness Areas. However, in that portion of Alberta which lies south of the Bow River, the only zones of consequence that provide any form of Wilderness protection are a small corner of Banff National Park, Waterton Park and the Cypress Hills Provincial Park. The wilderness portions of these parks are inadequate for the recreation demands placed upon them by the populace of southern Alberta, and to complement these parks Wilderness Recreation Areas could and should be established. The Forest Reserve Lands in the Foothills and along the eastern slope of the Rockies were originally dedicated to the perpetual use of the Canadian people. They have been entrusted to Albertans to manage, and it is now time to wisely decide how these lands should be used.

The Elbow-Sheep River headwaters encompass a broad range of terrain, wildlife and plant growth within the Forest Reserve and except for some fire access roads most of the area has been relatively undisturbed by the activities of man. The grassy mountain meadows and protected upland valleys provide ideal summer and winter range for sheep, goat, elk, moose, bear, deer and various lesser fauna. These areas can also provide solitude and relaxation for the harried urban dweller. Herein it is proposed that a Wilderness Recreation Area of some 560 square miles be designated. The area is referred to as the Elbow-Sheep Wilderness throughout this study.

Few people will dispute the importance of industry and technology to our standard of living. However, a high standard of living has little true meaning if there is no place to enjoy the leisure time which is a major by-product of our technology. Under the present scheme of virtually unlimited resource development and access road construction, it is becoming increasingly difficult to escape from the pressures of our industrialized society. Where only a few years ago many areas qualified as wilderness by virtue of their inaccessibility, this is no longer the case. The decision to provide legislative protection for areas such as the Elbow-Sheep Wilderness is one which can no longer be delayed.

It is recognized that even in the relatively undisturbed Elbow-Sheep Wilderness there are many land use demands in the form of resource developments. Unfortunately there no longer are areas in Alberta without such demands and unless firm policy decisions are taken now, the opportunity to preserve wilderness may be lost for all time.

It is also recognized that there are many recreational activities which are of a more intensive nature and as such are not appropriate within a wilderness, i.e., snowmobiling and use of all-terrain vehicles. These activities could, however, be carried out in the lower valley areas within the Forest Reserve but outside the Wilderness boundary. Car camping is a rapidly growing leisure activity,

and immediately bordering the Elbow-Sheep Wilderness a series of campsites have already been established. These sites could thus act as "jumping off" points for day or even overnight travel within the Wilderness. In the sense that a wide spectrum of outdoor recreational activities will be accommodated (but not all within the Designated Wilderness), reference is and will be made to the Elbow-Sheep Wilderness as a Recreational Wilderness.

Wilderness can be defined as an area where man can practice the art of wilderness travel. It is an area which offers "outstanding opportunities for solitude and for primitive and unconfined types of recreation". It is an area of undeveloped land retaining its primeval character and influence, without permanent improvements or human habitation, which is protected and managed so as to preserve its natural condition. It is an area where man is a visitor who does not remain. It is above all an area without roads and other man-made disfigurements and it is an area from which all forms of mechanized equipment are excluded.

The most important components which one associates with wilderness are trophy, sense of isolation, change of scene from everyday life, perception of natural processes, and the sense of husbandry¹. Trophy is the simplest and most obvious component; the outdoorsman seeks, finds, captures, and carries away. The trophy, "whether it be a mess of trout, a basket of mushrooms, the photograph of a bear, the pressed specimen of a wild flower, or a note tucked into the cairn of a mountain peak, is a certificate ... and the pleasure these trophies bring is, or should be, in the seeking as well as getting"¹. The feeling of "isolation in nature" is a subtle and complex component, and yet is possibly the most appreciated aspect of most wilderness experiences. "Change of scene" can be thought of as another component which, although not unique to wilderness, is an integral part of the recreational experience within wilderness. The perception of the natural processes by which the land and the living things upon it evolved, and by which they maintain their existence, is the fourth component of the wilderness experience. The final component, sense of husbandry, is reserved for the outdoorsman or the land manager who has the perception and the feeling to work directly for the wise use of the wilderness resource.¹

Man can use wilderness without unduly changing it; he can use it for science, for wildlife, for recreation. Wilderness can be considered as a resource, "a resource which can only shrink, but never grow".¹ The Elbow-Sheep Wilderness should be set aside primarily for the benefit of hikers, climbers, riders, hunters, fishermen, bird watchers, painters, photographers, cross-country skiers, etc. It can, nevertheless, provide for the perpetuation of many wildlife species, and be used, at least in part, for ecological or scientific purposes.

Almost all of the wilderness components can be lost or destroyed by overuse. It is partly because the Elbow-Sheep headwaters are in such close proximity to Calgary and constitute a prime recreation area that the need exists for wilderness protection. Here then is a challenge for recreational planners and managers,

Quotes and paraphrasing from Aldo Leopold's "A Sand County Almanac".

... a challenge that does not involve the promotion of mass-use recreation, but rather requires the provision of wilderness to stimulate the recreationists' perception, ... a challenge that requires the building not of roads and toilets, but of building a true appreciation of nature in the minds of the human visitors.¹ If this challenge is met, and met successfully, then perhaps we, and our children after us, can continue to derive pleasure from wilderness contacts with nature.



CONCLUSIONS AND RECOMMENDATION

It is quite apparent that a need exists for establishing user-oriented wilderness areas in the southern portions of the Province. The Alberta Wilderness Association recommends that the Elbow-Sheep Wilderness, encompassing an area of some 560 square miles, be given statutory protection as a recreational type of wilderness. The Alberta Wilderness Association would encourage that this most important proposal be the subject of separate public hearings in order that all interested parties have the opportunity to present their views.

It is recognized that amendments to the present Wilderness Act will be required in order to provide statutory protections for the Elbow-Sheep Wilderness as a user-oriented Wilderness wherein such activities as fishing, hunting, horseback riding, and berry picking can be allowed.

The Elbow-Sheep Wilderness, encompassing both foothills and the front range, is ideally suited for wilderness status. It is sufficiently large to offer a true wilderness experience to those who seek it. The area can provide for the practice of the art of primitive travel, by foot or by horse, and with proper management and under strict regulation can continue to provide Albertans' the satisfaction that comes from a successful stalk, be it trout or big game. The main criterion on which to base activities should be a simple ban on the use of mechanized or power-driven forms of transport. Within the Wilderness there may be areas where it is desirable to impose strict statutory protection as provided for by the present Wilderness Act. Designation of such ecological reserves should, however, be made only upon the recommendation of land managers and natural scientists.

There are numerous land use demands on the area and it is quite evident that many of the land uses are incompatible, i.e., strip mining on prime bighorn sheep or elk grazing range. It is also apparent that if resource exploration and commercial developments are to be given precedence then the opportunity to establish Wilderness Areas no longer exists. Consequently, if new Wilderness Areas are to be established, land use policy decisions are required. Perhaps as much effort will have to be directed in future years towards obtaining clear titles as has previously been expended towards the granting of resource exploitation rights. Adequate compensation must be provided to companies or individuals who may be adversely affected by a re-designation of land uses. In this regard it should be noted that in the case of the Ghost, Siffleur and part of the White Goat Wilderness Parks, the mineral lease holders were allowed to exchange their leases for others outside the Wilderness Parks.

At the present time no provincial department or semi-independent Board has a specific responsibility for reviewing and making recommendations on establishing Wilderness Areas. Proposals therefore must be forthcoming from the citizens of Alberta and the final decisions will rest with the elected representatives of the people. Decisions of a political nature, nevertheless, are too often made on the basis of short-term tangible factors. In the case of wilderness the social and ecological factors and even the intangible factor of wilderness environment must be considered. It is, after all, the "quality" of life for Albertans and for their children upon which the final decisions should be based.

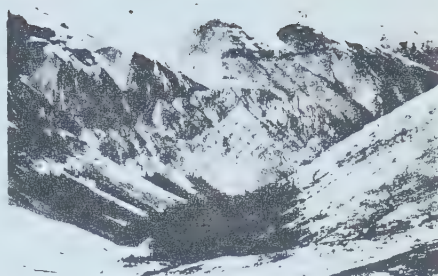
DISCUSSION

COMPATIBLE AND NON-COMPATIBLE USES OF WILDERNESS

Within any proposed wilderness, consideration must be given to existing alternative land uses. Some uses may be compatible with wilderness status, others are not. Some activities could be tolerated on an interim basis, other activities might permanently destroy the wilderness environment.

One compatible use is the enjoyment of the scenic beauties. Quoting from a 1927 Department of the Interior brochure on the Bow River Forest (see Appendix B) we have the following comments: "One can say with absolute assurance that the scenic beauties of the Bow River National Forest, though they may be equalled, are unsurpassed by even the most famed beauty-spots of the world.... The nature lover may wander through the shadowy aisles of the heavy spruce and lodgepole pine forests; follow the murmuring brook, clear and icy cold as it trickles through the upland meadows on its way to the mountain torrent that rushes tumultuously eastward...."

Other compatible uses include encouragement of a broad range of outdoor recreational activities, including utilization of the fishing and hunting potential. Some individuals may view hunting, even if allowed only on a management decision basis, as an incompatible activity. Indeed in small Wilderness Areas hunting may not be desirable. However, for larger Wilderness Areas the prohibition of mechanized vehicular travel of itself would tend to maintain hunting pressures at a relatively low level.



The eastern slopes of the Rockies provide almost all the summer flow for the Saskatchewan River drainage system. Consequently, maintaining the source of supply is an extremely important compatible type of land usage. Because of its close proximity to Calgary the Elbow-Sheep headwaters require special protection in order to ensure a continuing availability of pure water for residential, commercial and industrial purposes.

Grazing is an activity which historically has been allowed in the Forest Reserve areas and if properly managed can be considered a compatible use.

Trapping activities are normally carried out on snowshoe or by ski and, as a primitive type of usage, need not conflict with the wilderness concept.

Industrial activities involving the use of motorized vehicles and requiring the construction of roads or rail lines are activities which are not and cannot be considered as compatible with wilderness.



AREA AND BOUNDARIES

As shown in the map on the following page, the Kananaskis-Highwood Forestry Trunk Road forms the western boundary of the Elbow-Sheep Wilderness. The north, east and southern boundaries are defined by existing road systems, land ridges and water courses. Along the southeastern boundary, it may be preferable to use legal description boundaries since heights of land are not readily defined.

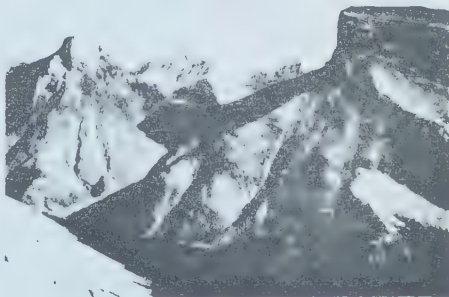
It is proposed that vehicle access be permitted along the Sheep River access road to the Bluerock campsite. Vehicle travel along the connecting Elbow-Sheep River Road and along the Forget-Me-Not Mountain and Junction Mtn. fire tower roads would be restricted to fire protection and authorized research purposes. No motorized access would be allowed within the wilderness except for these purposes. It is hoped that even this limited use by the provincial government could be discontinued in favour of helicopter servicing of the lookout towers and aerial methods of fire control.

The Elbow-Sheep Wilderness encompasses some 560 square miles, or approximately 6 percent of Alberta's designated Forest Reserve lands. More than 70 percent of the land area within the Wilderness is above 6000 feet. The area contains the headwaters of the Jumping Pound, Elbow and Sheep Rivers and headwater tributaries of the Kananaskis and Highwood Rivers. That portion of the Wilderness within the Kananaskis watershed was included in the Rocky Mountain Park Reserve prior to the Transfer of Resources Act passed in 1930. The eastern portion of the Wilderness is part of the Bow River National Forest, which was "dedicated to the perpetual use of the Canadian people" when it was set aside by act of Parliament in 1911.

The geographical centre of the Wilderness is a distance of 42 miles from downtown Calgary. At its closest point the Wilderness is 25 miles from the south-western boundary of the City of Calgary.

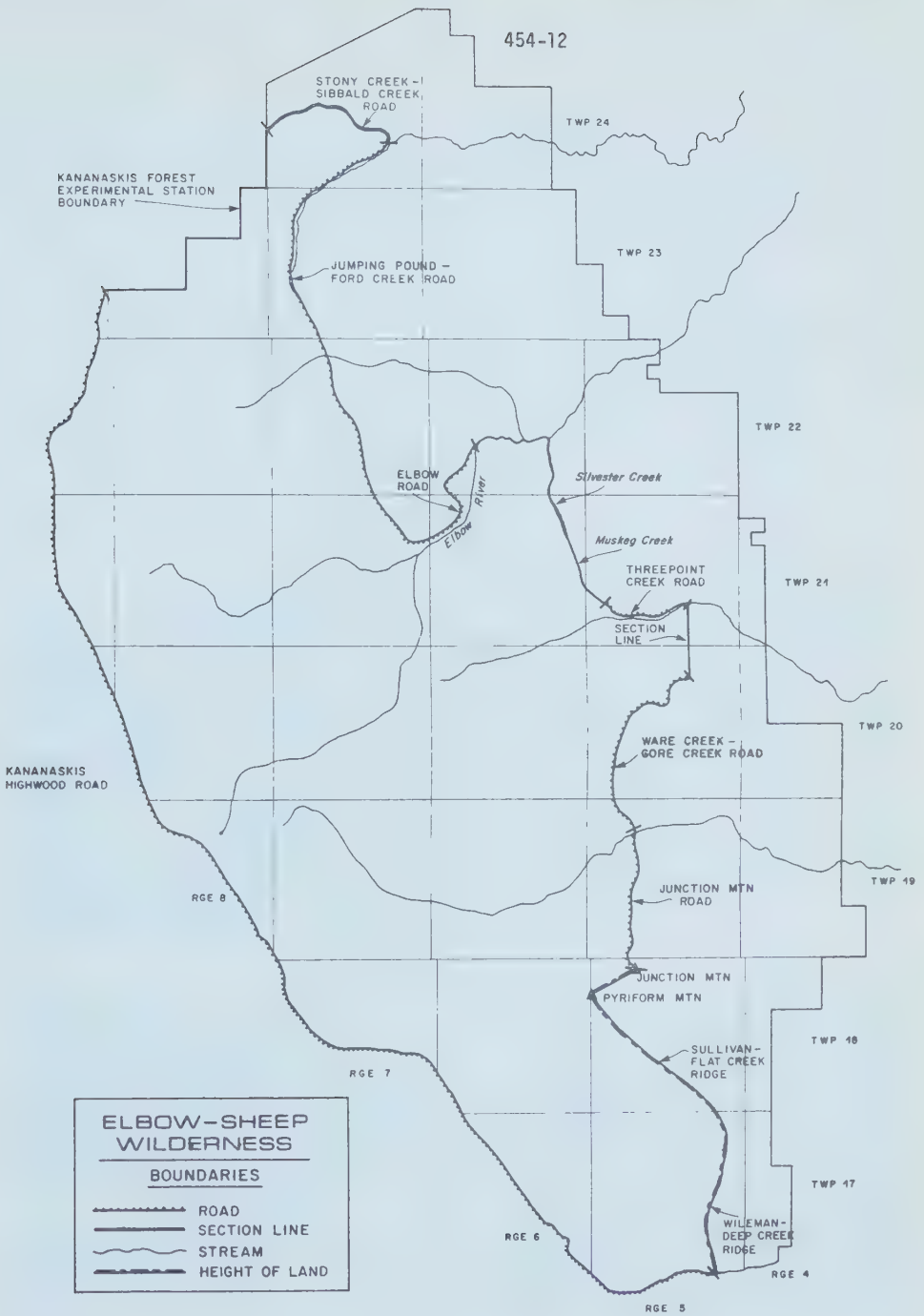
It should be noted that there are some patented lands within the Wilderness which appear to be owned outright by at least one individual and/or corporation and for which special considerations would have to be negotiated.

Maps of interest to the Wilderness user are listed in the appendix.

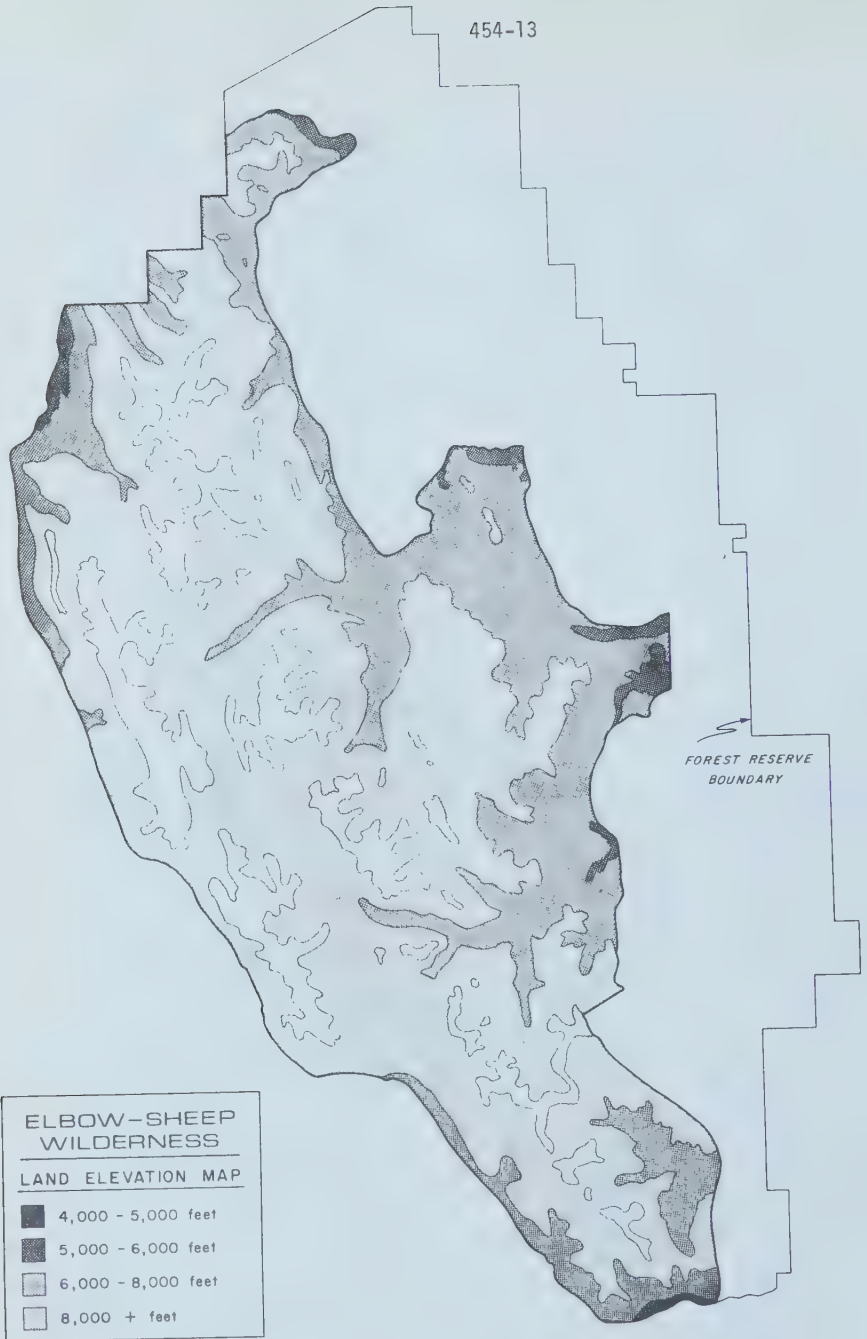


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HISTORY

Before the white man laid claim on the land, the area under discussion was traditionally a hunting ground of the Stony Indians, a branch of the once powerful Assiniboine nation. Although the Stony culture underwent many adaptive changes from contacts with the Crees, their language remains much the same as that of their plains cousins. However, for generations, the Stonies have been mountain and foot-hills people, a forest people whose mainstay has been the game animals of woods and mountains with an occasional foray out onto the plains to secure buffalo.

Bordering the Wilderness Area are two ancient north-south trails which were used extensively by both the Stony and Kootenay tribes and in later times by early missionaries and explorers. As well as these two routes, there were several east-west links over the mountains that the Kootenays used. When making excursions onto the plains for buffalo hunting the Kootenays traveled through this region, usually making the trek in the spring and autumn.

The first of the actual north-south trails lay just west of the first range of mountains (Kananaskis-Highwood Valley). The Indian tribes who were traditional enemies of the feared Blackfoot on the plains used it in their frequent travels



north and south as this trail afforded some safety. The second important north-south trail ran the length of the eastern slope of the Rockies from west of Rocky Mountain House to Waterton Lakes. Crisscrossed and paralleled by old hunting trails, it was known as the "Stony Trail". It was easier travelling than the mountain trail, but not quite as safe from marauding parties of Blackfoot. The McDougalls and other pioneers travelled it from the North Saskatchewan to Montana before the prairie route was considered safe.

Invariably, clashes took place between the Kootenays, Stonies, and Blackfoot as each considered the other an infringer on their territory. There is an account of a raid around 1855 by the Blackfoot on a Stony camp just south of Sheep River on the west bank of a deep coulee not far from the Sheep River Ranger Station. Two of the Stony men went hunting early one morning while the other three remained in camp to take a sweat bath. A party of Blackfoot surprised the camp and the women and children fled west along the banks of the Sheep River until they were able to gain the seclusion of timber. The Stony bathers had time only to don their moccasins, shirts and belts before the attack began. One old woman, a sister of Chief David Bearspaw, remained with the three men and aided them by carrying a sack of shot right into the skirmish. The Stony men bravely held off the attackers and miraculously escaped being wounded, at the same time taking a heavy toll of the Blackfoot. When the shot bag was almost empty, the old woman picked up an axe, & danced and sang a powerful medicine song. At that moment, a cloudburst occurred which drenched the Blackfoot and dampened their powder. The Stonys on the west bank remained dry and kept sniping at the confused enemy. The old woman had demonstrated the fearsome powers of her people in bringing the mountain storm to their assistance, so the Blackfoot withdrew, leaving their dead in the coulee. Hastily the Stonys broke camp, gathered their horses and families and moved towards the headwaters of Sheep River where they felt sure the Blackfoot would not follow.

The early explorers also used these routes. In August of 1858, Captain John Palliser travelling north from the Waterton area to their camp at Old Bow Fort skirted the eastern slope of the mountains on an old Indian trail. From Old Bow Fort, led by his Stony Indian guide, he explored up the Kananaskis River and over into Kootenay Valley of British Columbia. Circling back through American territory, he again used the route flanking the mountains, and on September 11th camped on the Highwood River where he notes that "we killed two grizzly bears".

With the coming of white explorers, followed soon after by traders, missionaries and eventually settlers, the nomadic life of the Indians began to change. In 1877, the three bands of Mountain Stonies, along with the Blackfoot tribes, agreed to the terms of Treaty Seven and a reserve at Morleyville settlement was set aside for them. After 1885, the influx of white settlers brought the Stony Indians to a position where they could no longer find sufficient game. By 1892 they were forced to go as far as B.C., mainly via the Kananaskis Valley and passes, and into the hunting grounds of the Kootenay Indians. The authorities, fearful the results that these incursions might bring, pressed for an agreement between the two tribes. The outcome of the conference was an agreement that the Stonies were to hunt on the eastern side of the Great Divide and the Kootenays on the west.

Another traveller, Dr. George M. Dawson, the famous Canadian geologist on a survey in 1884 across Canada, passed through this region and named many of the natural features.

The history of ranching is also reflected in the area when the early ranches such as the Bar U and the Buffalo Head with leases on thousands of acres ranged their cattle, unrestricted by fences. The choice river bottoms of the Highwood and Sheep were favourite ranges. Even today, ranchers run their cattle in the forestry areas in the summer until round-up time in the fall.

Meanwhile, near the turn of the century, white civilization was putting new pressures on the natural resources of the eastern slope of the Rockies to satisfy the burgeoning needs for fuel. Outcropping of coal seams were a well known feature of this area, and early settlers often took advantage of this fact by having small diggings in various scattered locations. By 1896 detailed geological studies and prospecting trips were being undertaken in the area. A promising coal deposit comprising some 10,000 acres was located on the upper reaches of Sheep River. The proposed development, which included a railway into Calgary, was undertaken by Pat Burns, who obtained the leases, as the coal was found to be of such superior quality. A wagon road and a railway grade line were built, a power plant constructed, and the mine began operations. At the same time, another extensive coal field 15 miles south and east of the Burns holdings at Flat Creek was surveyed and the proposed mine was to be on the face of Mt. Head. However, with the advent of W.W.I and corresponding decline in markets for coal, all the grandiose plans of the various developers were dropped and mines eventually closed.

The area is also represented in the folklore of Alberta as the upper reach of the Highwood River is a reputed location of the famous Lost Lemon Mine. This legend of well over one hundred years is the story of the discovery of gold and subsequent murder of Blackjack by his partner Lemon. Witnesses to the happenings were Stony Indians who obliterated the scene of the murder and discovery. The story has been handed down through generations and today people still search and dream of discovery of the Lost Lemon Mine.

Historically, this region has become through the years a fascinating blend of the various elements of mountains, foothills, and plains. It remains as a unique feature in the landscape of Alberta.

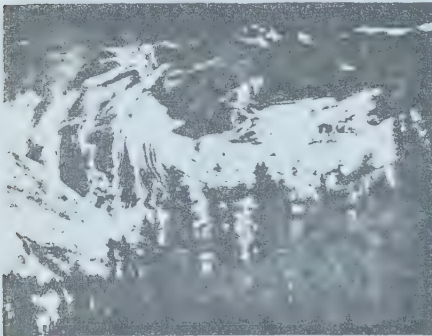
GEOLOGY

The Elbow-Sheep Wilderness contains two physiographic units: the Foothills belt along the eastern boundary and the western mountainous section which forms a part of the eastern range of the Rocky Mountains. The rocks in the mountainous section are primarily limestones, dolomites and quartzites, whereas the rocks of the Foothills are sandstones, silts, shales and coals which occur in varying degrees of hardness. Coal seams ranging in thickness from 2 to 20 feet occur quite extensively throughout the area and are generally found in the Kootenay formation of the lower Cretaceous.

In the Foothills belt the higher hills are capped by resistant sandstones, while the valleys consist mainly of soft, easily weathered shales. The underground disappearance of some streams in the area can be explained by the presence of glacially-deposited gravel beds, and perhaps by some surface faulting.

The exposed rocks in the mountainous regions have an aggregate thickness of approximately 14,000 feet and range in age from Cambrian to Cretaceous. Fossils are encountered in the Mississippian limestone beds, however there are no publicized concentrations of fossil beds in the areas surrounding the Elbow and Sheep Rivers. Many small caves can be found in the eroded Mississippian and Devonian limestone beds, but major cave systems have not as yet been identified. One might also expect to find ice caves within the Wilderness since some are known to occur just outside the eastern boundary on Canyon Creek, but to date none have been reported.

A series of west dipping, northwest striking thrust faults are the predominant and controlling structural feature of the area. The faults have tended to move older strata on top of younger strata; consequently the overlying beds have come from further west than their present position would suggest. Movement along these faults ranges from several thousand feet to many miles. In addition, other structural features associated with the processes of mountain building, such as folds, or anticlines and synclines, can be identified.

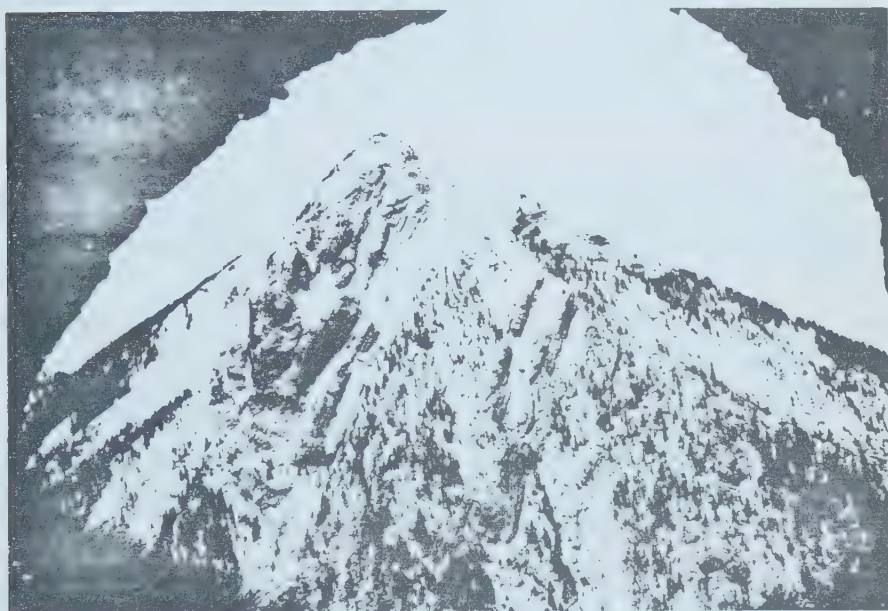


Travelling west along the forestry road from Bragg Creek toward the Wilderness the first significant geological feature one encounters is the Moose Mountain Dome, on Moose and Prairie Mountains. As the name suggests, this is a large domal structure, 15 to 20 miles long, formed from Mississippian rocks in its core and from a sequence of younger rocks ranging in age from Jurassic to Upper Cretaceous on its eastern flank. The western flank is complicated by minor faults. Travelling further west, beyond Elbow Falls, one enters the Wilderness, and two miles west of the junction of the Elbow and Little Elbow Rivers is Nihahi Ridge, the site of a major thrust fault

system. This system brings older Devonian rocks in contact with the younger Cretaceous sediments, forming the Nihahi syncline. The west limb of the Nihahi syncline becomes the east limb of an anticline whose axis runs northwest through Mount Romulus. These main structural features are complicated at depth by other thrust faults, resulting in a complex stacking of sedimentary rocks. This structural pattern is prevalent and repeated throughout the whole area.

Many of the large cliff faces are formed from resistant carbonate rocks of Mississippian and Devonian age. These rocks have been moved into their present position along thrust faults and then weathered to yield the spectacular scenery we have come to associate with the Rocky Mountains. Some examples within the Wilderness are Mt. Gibraltar and unnamed peaks in the Opal Range.

Glaciation has played a major role in the erosion processes, cutting large U-shaped valleys which have later been modified by stream action.



RECREATIONAL ASPECTS

Calgary may have a population of close to 1,000,000 people by the year 2000. The trend towards a shorter work week and the increasing emphasis which is being placed on leisure time activities is already evident. General demand for "wilderness use" is projected to increase eight-fold by the year 2000 (United States Outdoor Recreation Resources Review Commission). The Elbow-Sheep Wilderness, by virtue of its location within a few miles of Calgary, is ideally suited to help meet this demand.

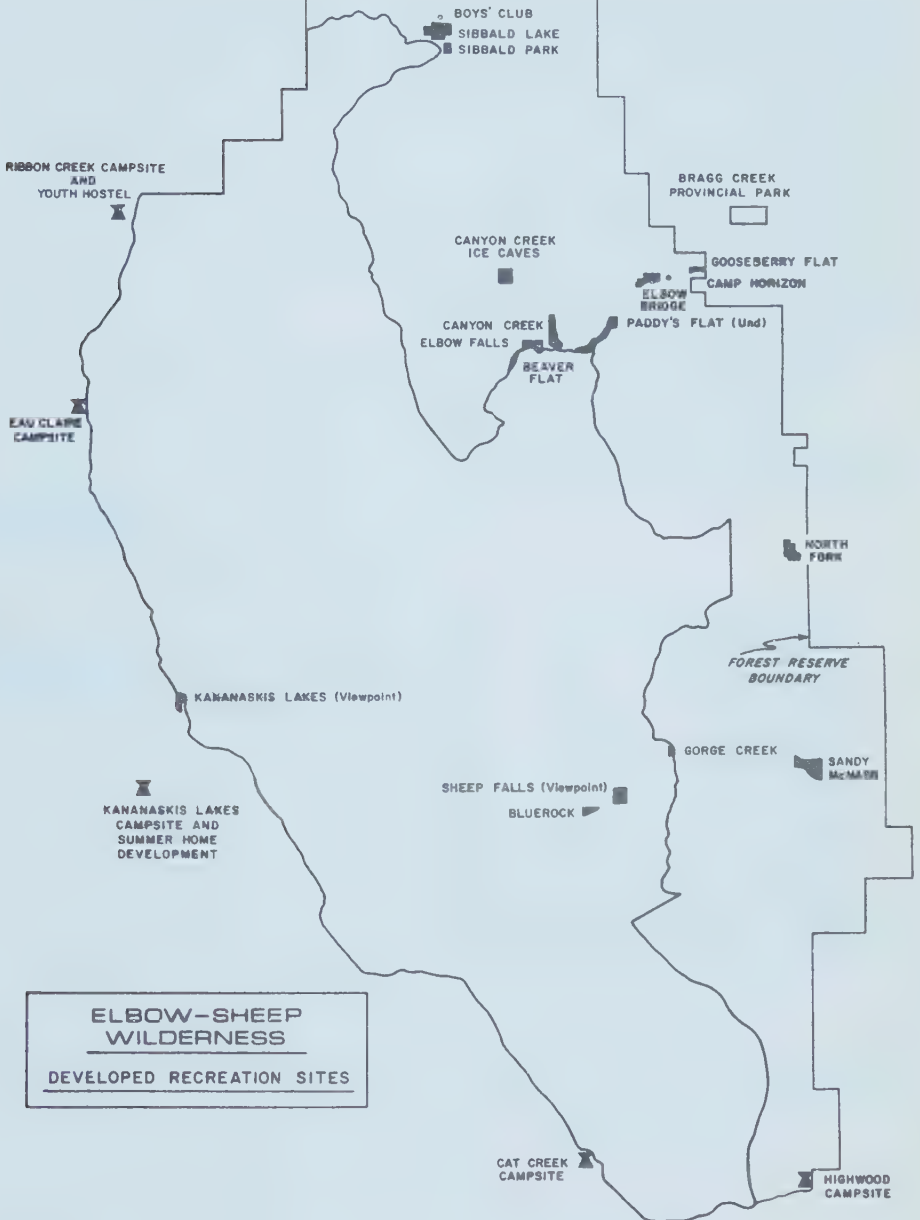
Numerous recreational sites have been developed in the areas immediately bordering the Elbow-Sheep Wilderness (see map on following page). It is only in the last several years that people have started to use these campsites in large numbers and yet already the summer weekend usage is overtaking facilities; this in spite of the fact that the area is not at all publicized. Vehicle counts have been in the 3000 to 5000 range on many summer weekends. It is apparent that continuing development and expansion of recreational sites will proceed in the future. Here, we would hope that emphasis will be placed on tenting and the non-facility-oriented recreational activities. Such activities are compatible with the Wilderness concept inasmuch as they would proceed outside the borders of the Wilderness. In the same vein of thought, upgrading and paving of the Kananaskis Highway could be compatible with designation of the Elbow-Sheep headwaters as Wilderness. The west side of the Kananaskis Valley could be developed on the basis of more intensive recreational activities, i.e., skiing, car-camping, boating, etc., while the Wilderness Area east of the Kananaskis road can be used for the more extensive activities, i.e., hiking, backpacking, cross-country skiing, and other primitive forms of recreation.

In Calgary the YMCA, YWCA, Public and Separate School Boards, Junior Forest Wardens, Canadian Youth Hostel, Boy Scouts, Girl Guides and numerous private groups all run outdoor educational programs in the primitive art of wilderness travel, programs which call for a wilderness setting. The Elbow-Sheep Wilderness can help provide for this need.

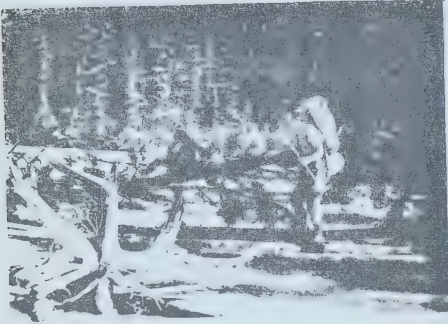
As well as the social benefits to Alberta, there will be economic benefits from the increased sales and the potential for the manufacturing of hiking, backpacking and light-weight camping equipment. The presence of a Wilderness Recreation Area a short distance from Calgary will of itself be a strong factor in the continuing growth of the tourist industry (which is our number three industry after oil and agriculture). It should be noted that nowhere else in Canada does such a unique opportunity exist for creating a Wilderness Recreation Area so close to a metropolitan centre. Even though many tourists or even Albertans may never travel within the Wilderness, the very fact that it exists will provide a feeling of freedom which cannot but help enhance the quality of our life.

There are numerous trails in the Wilderness, some of historic import, all of interest recreationally. Re-opening and maintaining of these historic Indian trails and fur-trading routes (as shown on map, Appendix B) could be handled as summer projects for students.

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Designation of the Elbow-Sheep Wilderness should be considered within the context of plans for the overall utilization of our Forest Reserve lands. It is recognized that in certain areas of the Forest Reserves the industrial or commercial potential cannot be denied. In other areas, and in particular in the Elbow-Sheep headwaters, social considerations, wildland recreational demands and the wilderness potential must be the over-riding considerations.



WILDLIFE

The Elbow-Sheep Wilderness contains some of Alberta's finest mountain game country. Native species found in the area include bighorn sheep, Rocky Mountain goats, elk (or wapiti), moose, mule deer, black bear, and grizzly bear. More recently the whitetailed deer has occupied parts of this area. In addition a band of feral, or "wild" horses range over parts of the Sheep and Elbow River drainages.

A number of relatively unknown species are common to the area, including the beautiful Harlequin duck, pileated woodpecker and seldom seen furbearers, the lynx and marten.

Trapping operations in the area are on a small scale and are in the words of one trapper "more of a pastime than a business". This approach is partially voluntary and in part due to vandalism of trap lines, this vandalism being a direct result of easier access, more people, and the increasing use of over-the-snow vehicles. These factors have reduced the size of the catch and increased the cost of operation.

Despite the vast potential of this area in terms of animal production, the game harvest is low although precise counts are not available. At the same time hunting pressure especially on weekends is excessive due to excellent access and proximity of the area to the city of Calgary.

The non-consumptive use of wildlife in this area is increasing rapidly. Particularly popular is the Sheep River bighorn herd - this herd is probably the most popular with sightseers and photographers outside of the National Parks.

One need not be an optimist to suggest that given the "protection" of a wilderness boundary it is extremely likely that most, if not all game populations would quickly realize their potential. One factor has prevented this potential from being attained in recent years - a road system such that no part of the area is further away than one days walk. This factor alone is probably responsible for both the decimation of the mountain goat population throughout most of the area and the very sporadic occurrence of the grizzly bear.

Recent developments in the coal mining industry could further aggravate this situation as relatively large areas within the proposed wilderness are underlain by coal deposits. Exploration usually brings access roads, hence increased hunting



pressure. The actual act of surface mining would be even more critical, destroying valuable habitat.

Coal exploration and mining development threaten all of the major winter ranges. At the present time 88% (23 out of 26) of the identified winter ranges are affected to some extent by coal leases or exploration reservations. The effects of active coal exploration have already been felt in the Rock Creek - Three-point Creek area where new access roads to alpine meadows have resulted in a sharp increase in off-road vehicle traffic.

Two species in particular would respond to the protection afforded by a wilderness area - the bighorn sheep and the Rocky Mountain Elk.

Bighorn Sheep

A bighorn ram standing alertly in a high alpine basin symbolizes wilderness and freedom as no other sight can. The proposed Sheep-Elbow Wilderness Area has, within its boundaries, relatively large numbers of bighorn sheep ranging over some of the most spectacular country to be found in Alberta and these sheep are amongst the largest to be found in North America. The approximate distribution of bighorn sheep within the Wilderness is given in the attached map.



Despite being burdened by extreme hunting pressure, grazing by domestic stock and easier access for humans to the heart of their ranges, today's sheep populations are holding their own, an indication of the inherent high quality of these winter and summer ranges. The most marked effect of these disturbances is a change in the composition of these herds, mature males being few and far between. With intense management by Fish and Wildlife personnel and the protection of a wilderness designation, the latter problem would be remedied and these animals can continue to provide pleasure to photographers, naturalists, and hunters.

Rocky Mountain Elk

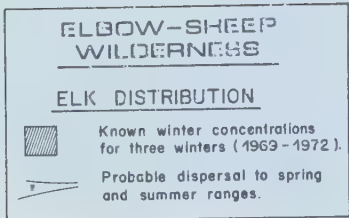
More than any other ungulate in Alberta, the elk requires large tracts of wilderness for survival. The lush meadows and extensive grasslands within the Elbow-Sheep Wilderness provide a quality pasture for the elk and in isolated spots this ungulate is doing well. However, in the past decade the overall suitability

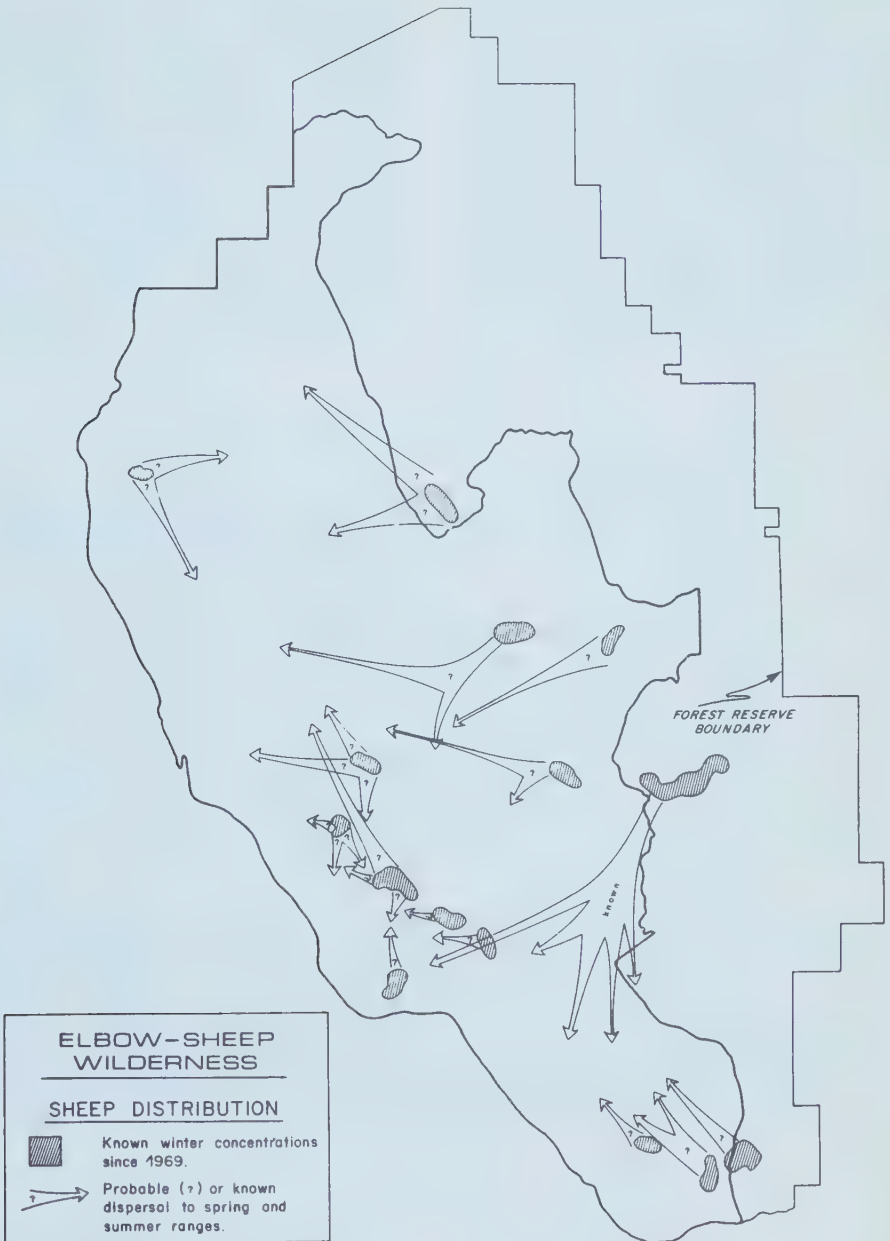
of this region for elk has declined markedly. This decline is directly attributable to easier access for motorized vehicles and, to a lesser extent, forest succession. The present range of the elk within the Wilderness is shown on the map on the following page.

Perhaps the best example of the influence humans have had on elk populations is the case of the now defunct Kananaskis Game Preserve. Although official documentation by biologists is non-existent, it is generally understood that there was a drastic reduction in elk numbers in the Kananaskis Valley after 1956 when Game Preserve status was removed.

Unfortunately very little historical information on elk distribution and numbers is available. Through the efforts of the Fish and Wildlife Branch, attempts are now being made to provide this data for present-day populations. With certain herds of elk wintering and calving within the Wilderness boundary and then moving to outlying areas, the Wilderness would act much like a reservoir. The result would probably be greater numbers of elk and more and larger antlered males.







FLORA

The Elbow-Sheep Wilderness encompasses several mountain ranges and many high, rolling hills. Zonation of vegetation occurs on an altitudinal basis with grassland remnants, parkland and forests at lower elevations, and sweeping alpine tundra at high elevations. For the most part the area is situated in the East Slope, or Front Range of the Rocky Mountains, and is characterized by low precipitation. It is in essence a rain shadow unlike the main range of the Rockies which receives significantly higher precipitation and consequently possesses a different, but somewhat less diverse flora.



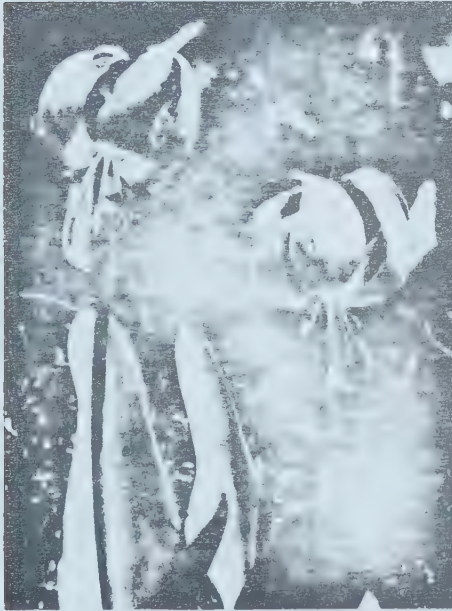
Travelling from east to west into the wilderness, one encounters an aspen-parkland vegetation in the foothills with infrequent fingers of fescue prairie extending west into a few of the valley bottoms. The high elevation foothills and lower mountain slopes support only isolated patches of mature forest consisting of white spruce, Engelmann spruce and alpine fir, numerous immature stands of the same type, and widespread forests of the fire-successional conifer species, lodgepole pine, on well-drained sites.

Perhaps the most unique and interesting vegetation type is the partially forested parkland occurring on the innermost foothills and lower mountains. It provides excellent elk and deer range and is used extensively for domestic cattle grazing. On well-drained slopes are vast open meadows dominated by pine grass, plains reed grass, wheat grass, blue grass and hairy-wild rye. Associated plants include the shrub kinnikinnick and several herbs, namely tall larkspur, yellow rattle, Indian paintbrush, common yarrow, yellow beard tongue, northern bedstraw, oxeye daisy, pussytoes, common blue bells and several vetches. Here also, on ridge crests, are the bent and twisted Douglas-fir and the picturesque wind-blown limber pine. The creek bottoms support aspen poplar, balsam poplar and willow thickets.

Major fires prior to the turn of the century, in the first two decades of the 1900's and also again in 1936 burned much of the original spruce-alpine fir forests. Today, mature stands are rare in the Sheep-Elbow wilderness. Of more frequent occurrence are younger stands of spruce and alpine fir mixed with lodgepole pine and in some instances Douglas-fir on the cool, moist, north-facing slopes. Fire-successional lodgepole pine forests are common as are vast tracts of dry, windswept slopes dotted with the charred stumps of the original spruce-fir forests.

The pine forests support an understory of reed grass, hairy wild rye, fireweed and Canada bunchberry. In early spring the pink ladyslipper brightens the

forest floor. The understory of spruce-fir forests varies greatly, depending on the successional status of a particular stand. Common shrubs include false huckleberry, white-flowered rhododendron, bearberry, two species of juniper, grouseberry, blueberry, white meadowsweet, huckleberry, raspberry, buffaloberry, Labrador tea, mountain cranberry and prickly rose. Herbs are abundant in younger stands, the more prominent ones being Canada bunchberry, twinflower, evergreen violet, star-flowered Solomon's seal, heart-leaved arnica, bronze bells, lousewort, buttercup, and several native orchids.



At timberline the continuous forest breaks up into islands of alpine fir and Engelmann spruce, interspersed by lush sub-alpine meadows. A common tree at tim-

berline in the Elbow-Sheep Wilderness is alpine larch, a deciduous conifer which sheds its needles each autumn. The bright, golden-yellow colour of alpine larch needles in autumn is not common in all mountain regions of Alberta as this species is restricted to the southern portion of the Rockies. A fourth timberline tree species is the graceful whitebark pine, which although not a common timberline species throughout the Rockies, is abundant on drier slopes in this area. Timberline meadows are colourful throughout the short growing season, beginning in early spring with the glistening, yellow masses of glacier lily, the bold, white globe flower and the western anemone. Later in the summer these meadows become a mass of flowers dominated by yellow columbine, white camas, Nodding onion, Indian paintbrushes, meadow rue, alum root, purple fleabane, fireweed and bluebell.

Above treeline are numerous rolling alpine meadows, plateaus and spectacular alpine passes. The remote and beautiful alpine region is a mosaic

of plant communities resulting from the diverse topography and uneven distribution of snow. Communities of white mountain avens and dwarf-willow are spectacular in early spring as a multitude of alpine-flowers begin the growing season. The list of common flowers includes white mountain avens, alpine forget-me-not, Lyall's iron plant, golden fleabane, sweet-flowered androsace, alpine cinquefoil, purple saxifrage, moss campion and alpine arnica. Next to bloom are the heather communities dominated by purple, white and yellow mountain heathers. The golden sedge communities (a favourite forage of Rocky Mountain bighorn sheep and mountain goats) contribute to a colourful autumn along with the bright red leaves of many alpine flowers and the yellow bands of alpine larch. In the early fall many of the mountain meadows take on a brilliant flame red appearance when the bearberry plant is changing to its autumn colouring. This is possibly most spectacular when viewed in the early morning or late afternoon on some of the tributary valleys of the Sheep and Elbow rivers, such as on upper Shoulder Creek.

References on the flora and wildflowers native to the area are included in the Appendix.

FISHERY

The fish species found in the Elbow-Sheep Wilderness include cutthroat, dolly varden, rainbow, eastern brook trout and rocky mountain whitefish. The areas most heavily fished on the Jumping Pound, Elbow and Sheep Rivers are stocked regularly and fall outside the Wilderness area. The cutthroat, dolly varden and rocky mountain whitefish are native to the Bow River watershed.

The Palliser expeditions more than 100 years ago made reference to the fine fishing in the Highwood River which touches on the southern flank of the Elbow-Sheep Wilderness. The original excellent fishing conditions in the Kananaskis Lakes and Kananaskis River bordering the Wilderness area on the west have all but been destroyed by hydroelectric power installations. This once productive watershed at one time contributed significantly to the food supply of the Stony Indians.

The cutthroat trout found in the Picklejar Lakes are believed to be native to these lakes. Elbow Lake has been stocked with cutthroat trout. Several of the other alpine lakes in the Elbow-Sheep Wilderness possibly could support a trout fishery but have not been stocked. Ware Creek flowing into the north fork of the Sheep River and both Sullivan and Flat Creek flowing into the Highwood River are important spawning areas for the Bow River rainbows.

At the present time most streams in the Wilderness area are classified as poor in terms of trout productivity. This is attributable to a number of reasons including water level fluctuations, insufficient pools, sparse bottom fauna, constant scouring and shifting of the river channels, absence of streamside vegetation and a lack of variation in streambed composition. Also one must recognize that some stream damage has occurred from road and seismic line incursions. Nevertheless the potential fishery is rated as excellent to outstanding subject to instituting and carrying out stream improvement and rehabilitation projects. Experimental work and research studies re native and introduced fish species have been conducted at Gorge Creek for a number of years.

In terms of a recreational type of Wilderness, fishing is an activity which should be encouraged. It is an excellent use of a renewable resource, is non-polluting, non-facility oriented and yet is sufficiently inexpensive as to be within the budget of most Albertans. The thrill of a strike on the line or the pleasure of fresh trout cooked over an open fire can provide an added dimension to an exhilarating day of hiking.

MOUNTAINEERING

The Elbow-Sheep Wilderness contains numerous peaks (see map on following page), most of which offer a moderate challenge to the skilled rock climber. The climbs are easy to moderately difficult, but perhaps the main attraction is the beauty of the country - especially in the autumn.

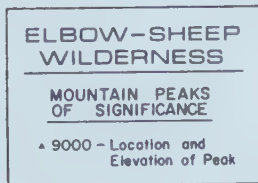
Many of the peaks in the Highwood Range were first climbed by local ranchers and R.M. Patterson in the book entitled "The Buffalo Head" gives some details of these first ascents.

Among the peaks of major interest to climbers are Mt. Arethusia (9,550') in the Storm Creek-Pocaterra Creek area; Mt. Burns (9,633') between the Sheep and Elbow Rivers; Cougar Mtn. (9,394') between the heads of the Elbow and Sheep Rivers; Mist Mtn. (10,297') above the junction of Mist Creek and Storm Creek; Mt. Rae (10,560') two miles northeast of Highwood Pass and Storm Mtn. (10,153') between the heads of Storm Creek and Sheep River.

First ascents on the peaks above 10,000' were made in 1946 by the three Blayney brothers and D. King (Mist Mtn.), sometime prior to 1950 for Mt. Rae (a cairn without record was found on the summit in 1950 by G. Langille and E.J.H. Smyth) and in 1950 (Storm Mtn.) by Langille and Smyth.

Other peaks of interest to climbers in the Opal, Fisher, and Highwood Ranges are Tombstone Mtn. (9,900'), Elpoca Mtn. (9,950'), Mt. Jerram (9,800'), Mt. Burney (9,625'), Mt. Packenham (9,800') and Mt. Evans-Thomas (9,800') in the Opal Range. East of the Opal Range lie Banded Peak (9,626'), Mt. Glasgow (9,680') and Mt. Cornwall (9,700'); within the Fisher Range are Mt. Romulus (9,290'), Fisher Peak (10,015'), Mt. Howard (9,114') and Mt. McDougall (8,400'); and within the Highwood Range lies Mt. Head (9,114'). In total there are a variety of wilderness peaks with appeal for the novice as well as the experienced alpinist.





GREAT DIVIDE TRAIL

The concept of a Great Divide Trail north through Canada along the Rockies originally proposed by the Girl Guides of Canada, was formalized several years ago by Jim Thorsell of the National and Provincial Parks Association. This trail would begin at Waterton Lakes National Park on the U.S. Border and continue north along the Continental Divide to Mt. Robson. As such, it



would extend the long and scenic Rocky Mountain Trail which runs throughout the U.S. from Mexico to Canada. Planning is already underway and the National Parks Branch is in the process of finalizing the routing within Kootenay, Yoho, Banff and Jasper National Parks.

However, between Banff and Waterton National Parks the siting location of the Trail is complicated by present and future land uses within the Forest Reserves of Alberta and British Columbia. For example, the Forestry Trunk Road of Alberta on the East and the Elk Valley Coal Development in B.C. on the West eliminate two logical routes for portions of this wilderness trail. Valley routes further west than the Elk Valley of B.C. are complicated by present and future timber cutting, and high routes in B.C. remain impassable until late in the summer. Thus, if the trail is to be located out of sight and sound of commercial and tourist motor traffic, the most likely routing for a major portion of its non-Park length is through the Elbow-Sheep Wilderness.

On the assumption that the trail will enter Alberta at North Kananaskis Pass, proceed southward to Upper Kananaskis Lake, thence south of the Lake to the Forestry Trunk Road along the 6500' contour, and that the parallelling of roads frequented by motor vehicles is most undesirable, then it would be logical to enter the Elbow-Sheep Wilderness via Elbow Lake on or near what is now an infrequently used truck trail. Routing along truck trails within a portion of the Elbow-Sheep Wilderness will be necessary, but since motorized traffic will not be allowed, and these trails will revert to foot or horsepaths (in time without maintenance), this is probably acceptable. In any event, there appears to be little alternative.

Once inside the Wilderness, a "core" trail can be located which will provide a number of lateral trails that can be used as alternate routes. This might include a loop northward to the east of the Opal Range to connect with the Evans-Thomas Trail, or the trail could swing southward to connect with the Little Elbow. The core trail

could then proceed southward down the Sheep River to Junction Creek. An alternate loop might branch into Mist Creek and from there to Upper Junction Creek via Picklejar Lakes. From Upper Junction Creek the core trail would continue over Pyriform Pass, along upper Trap Creek, then due south to connect with the junction of Cataract Creek and the Highwood River.

The core trail, and most of its alternate loop routes traverse valleys and passes where remnants of the old Indian, trapper and early pioneer trails are still visible, and even useable. Whenever possible, these old routes should be rehabilitated. They are of historic importance, aesthetically pleasing, and often very practical routes. Here, we should note that the new program of Historic Trails, Wild Rivers, and Scenic Areas announced in October, 1972 by the Department of Indian Affairs and Northern Development could prove extremely valuable in assisting the location and rehabilitation of trails within the Elbow-Sheep Wilderness.

Routing south of the Elbow-Sheep Wilderness could proceed up Cataract Creek, a level stream which has been proposed for "Wild River Status" by a number of Alberta groups. From the headwaters of Cataract Creek south to the Crowsnest Pass there are outfitter trails that lie just to the east of the Continental Divide. These could provide a scenic, yet wild route for the hiker and horseman. The Alberta Wilderness Association is currently studying means by which protection may be given to this narrow band of wildlands just east of the Divide. This protection must be forthcoming soon, or all chance of locating this segment of the Great Divide Trail in a wilderness environs will be lost.

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FOREST
RESERVE
BOUNDARY

ELBOW-SHEEP WILDERNESS

ROADS AND TRAILS

- ~~~~~ STREAMS
- ALL WEATHER
- - - - DRY WEATHER
- - - - 4 WHEEL DRIVE,
HORSE OR FOOT
TRAIL

WATERSHED

The Eastern Rockies Forest Conservation Board was established in 1947 by the Provincial and Federal Governments to administer the Forest Reserve. The primary objective has been water conservation, although the Board has operated under a multiple-use philosophy while at the same time attempting to minimize the adverse effects of any one type of development. 1972 marks the last year of the existence of this Board.

The river headwater areas have an annual rainfall of from 45 to 60". More than half of the total precipitation falls as snow. Allowing for evaporation and transpiration losses from vegetation, the net runoff is in the order of 40 to 60 percent. Approximately 87 percent of the total annual flow in the Saskatchewan River system originates in the foothills and mountain headwater areas. Much of the deep snowpack in the subalpine and alpine zones remains late into the summer and thereby contributes to a more uniform type of runoff than would otherwise occur.

The Elbow and Bow Rivers supply the city of Calgary with all of its water supply. Thus, both water quality and quantity are of extreme importance. Downstream uses on the Bow River system include the supplying of water to the Western and Eastern Irrigation Districts.



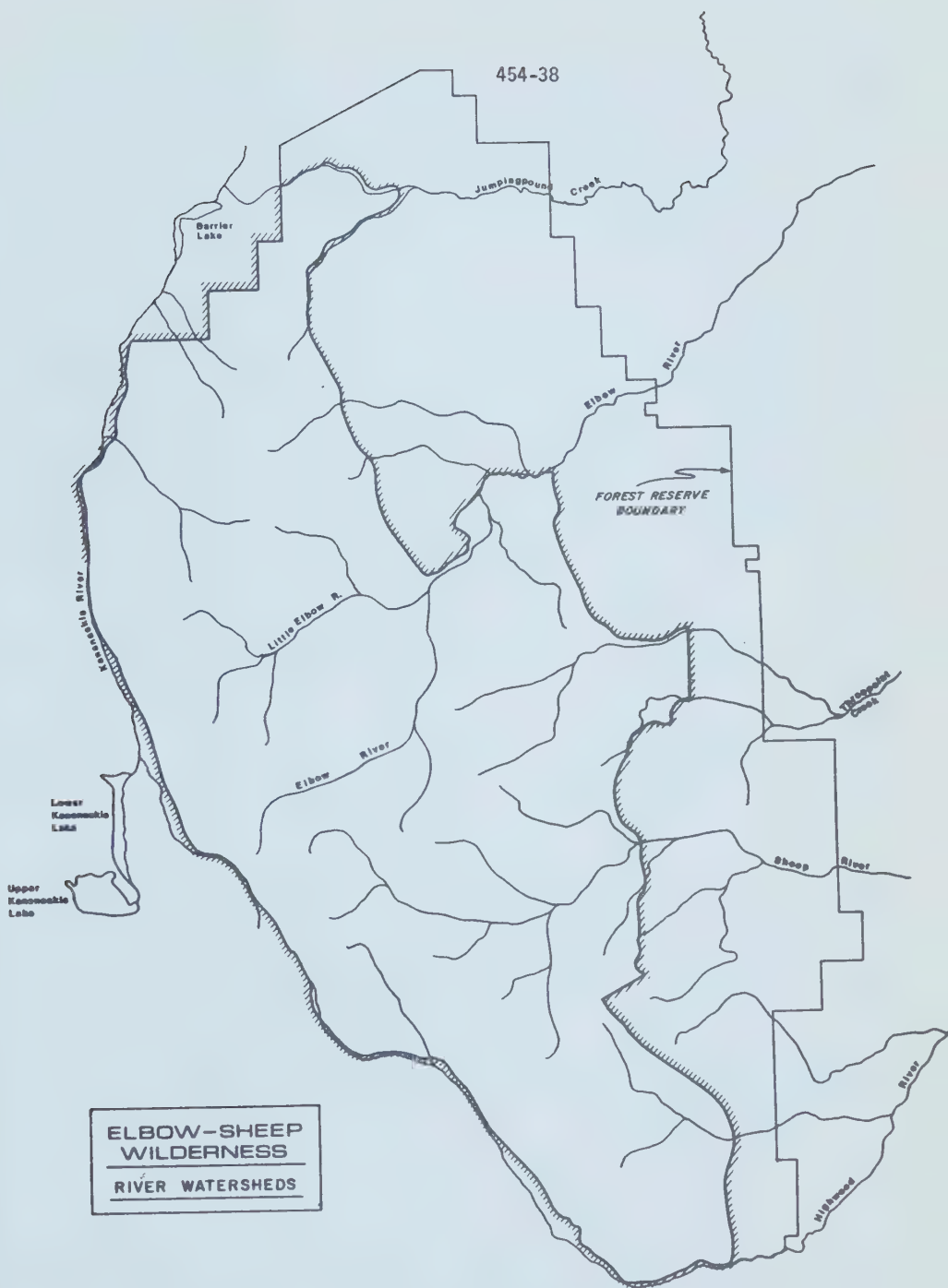


Forests and ground vegetation provide a natural flow regulator and this is especially true in areas of more severe topography. For this reason large areas within the Forest Reserve have been classified as protection forest. Almost 180 square miles of forested land within the Elbow-Sheep Wilderness have been so classified.

The biggest problem in maintaining the quality of the water on the mountain watersheds is with erosion whereby soil and related material are washed into the streams and carried as suspended sediments. In this regard the major problem to date has been as a result of road and access trail construction for use by mechanized vehicles. Mining activities could present a major problem if such developments are allowed in critical watershed protection areas, and even when allowed in less critical areas if adequate precautions are not observed.

Designation of the Elbow-Sheep headwaters as a Wilderness Area is compatible with the principles of watershed management and is the type of use which can best guarantee undiminished conditions with regard to water quality, quantity and flow regulation.

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GRAZING BY DOMESTIC STOCK

Grazing by cattle in those areas of the Sheep, Elbow and Highwood River Drainage, now included in the Bow River Forest, probably started in the 1880's when people like the legendary John Ware settled in the Foothills. To what extent this grazing replaced use by bison is a matter of pure conjecture, however skeletal remains indicate that bison did use the upper reaches of these drainages, perhaps as late as the 1870's. With the Forest Reserve Act of 1910 grazing was prohibited. However as a result of strong opposition to this policy by local ranchers, grazing was again allowed in 1914 and has continued since that time. By 1919 grazing reached an all time high. However, by the early 1920's it was apparent that some areas were suffering from serious overgrazing.

The earliest official records of grazing of cattle in the Forest Reserve were initiated by the Eastern Rockies Forest Conservation Board at the time of its formation in 1947. Official records have been maintained since 1947 in the North Sheep area. However, tabulations in other regions were not commenced until as late as 1954. Shortly after being established, the Eastern Rockies Forest Conservation Board began a relatively systematic but superficial range survey of areas in the Elbow-Sheep Headwaters and in the early 1950's, records where available, indicate rather significant decreases in the numbers of animals being grazed.

Since that time actual use within these drainages has continued to decline and recently several major steps have been effected which have further reduced grazing by cattle. These changes were instituted by the Alberta Forest Service, now completely responsible for grazing administration.

The most notable of these steps was the decision to curtail grazing in the upper Sheep River Valley, a delicate high elevation area severely over-utilized before the 1972 ban. This area is entirely within the Elbow-Sheep Wilderness. The upper Kananaskis valley has always been closed to cattle grazing.

The Forest Reserve is divided into grazing allotments for administrative purposes as shown on the accompanying map. In 1971 those allotments (Highwood, Sullivan-Flat, south Sheep, North Sheep, Elbow and Jumping Pound) which would fall within the Wilderness supported 1240 yearlings, 2863 mature cows, and 89 bulls for a period of about 4 months. Actual use was roughly 13,983 Animal Unit Months (A.U.M.'s) for which stock owners paid \$11,885 or \$0.85 per A.U.M.

Roughly 60% of the surface area of these allotments would be included in the wilderness, however a critical look at the distribution of the forage resource in these allotments shows that the most productive lands lie on the eastern fringe of the Forest Reserve at the lower elevations and that much of this area lies outside the boundary of the Wilderness. In 1971 only 26% of the actual use (measured in A.U.M.'s) occurred on lands that would fall within the wilderness. This varied, roughly, from 7% in the Sullivan-Flat Creek Allotment to 12% in the major South Sheep Allotment, to 47% in the Highwood Allotment.

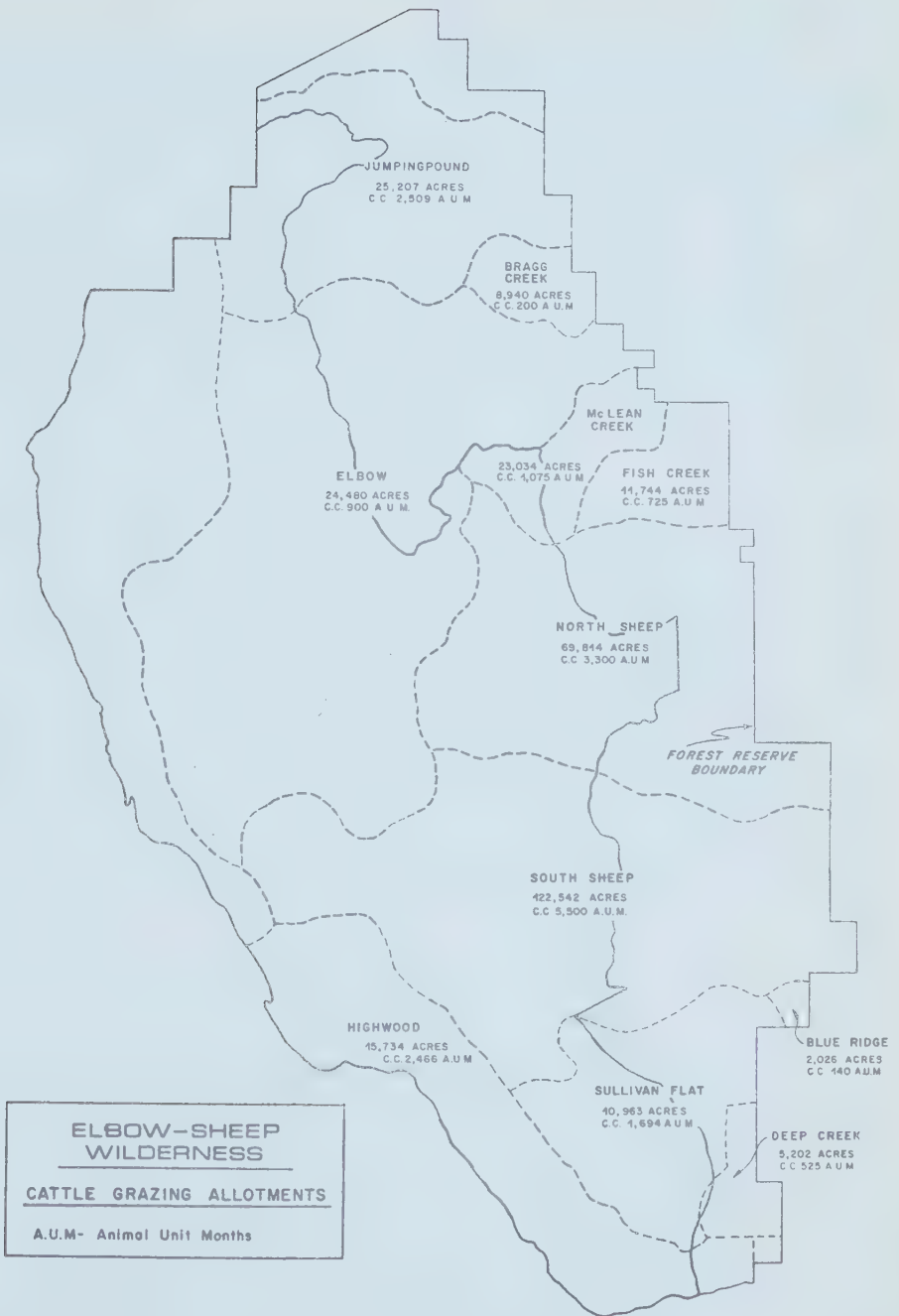
The limited amount of grazing that takes place on lands that lie within the Wilderness would not constitute a major problem provided intensive management was

practised, primarily with respect to achieving proper distribution with the allotments. It is possible as well that a more equitable balance between considerations given to wildlife and those given to domestic stock will, simply through greater knowledge, be forthcoming and would, in any event, reduce stocking rates in these areas.

The economic value of grazing privileges is a subject that remains to be clarified. Very few facts are available and the economic status of the permittees is rarely known. Many own land sufficient to support their stock yearlong and, on occasion, permittees have not used their permit. On the other hand several "borderline operations" exist only because they have permits to graze cattle in the Reserve. An in depth evaluation of the various operations would quickly establish an order of priority.

At the present time the Alberta Wilderness Association sees limited grazing under strict regulation to be a compatible use of the Wilderness if all operations are carried out by horse within the Wilderness boundaries. It recognizes the historic and traditional use of this area for grazing, and believes that under proper control such use can continue without detriment to the area itself, or to the recreational use of the area.

Names and addresses of Stock Association officials are included in the Appendix.



COAL RESOURCES

Approximately 100 square miles have been leased for coal exploration purposes. At a lease rental of \$1.00 per acre per year this results in a net revenue of about \$70,000 per year. A map showing coal leases and a list of companies holding such leases is included in the Appendix. To a large extent the exploration work has consisted of geological mapping. In some cases trenching has been carried out and at least one of the properties has seen some rotary drilling.

There are many other areas in the province where the prospects for coal mining are much greater than is the case in the Elbow-Sheep Wilderness. Factors adverse to coal development include (1) distance to connecting transportation facilities, (2) location of coal deposits in high altitudes or on slopes which are prime sheep and elk grazing range, (3) rough topography and steeply inclined terrain where land restoration activities would be extremely costly and (4) location of leases in the Protection Forest areas where watershed protection is the primary consideration. No approvals have been granted for coal extraction and considering the present sensitivity of the general public to strip mining activities and since this area is only a few miles from Calgary it is doubtful that approvals will be granted.

Two of the largest lease holders have been very active in other areas of the province. To some extent their activities within the Wilderness possibly are related to maintaining a competitive and strong negotiating position re development approvals on at least some of their other holdings. Should these leases be revoked within the Wilderness, adequate compensation would have to be provided to offset exploration expenditure where companies can demonstrate that their properties are otherwise economically viable. The major expenditures to date, however, would appear to be lease rentals. Consequently, another alternative would be to grant companies leasing rights in other areas of the Province.

Given the high recreational, wildlife, and watershed values of the Elbow-Sheep Wilderness, it is strongly recommended that as a first step no new leases be issued to companies not presently holding leases and that no leases be granted on lands which have not previously been leased or on lands on which the leases have not been renewed by the original lease holder. It is also recommended that leases be non-transferable.

A list of companies holding leases within the Wilderness is given in Appendix A.

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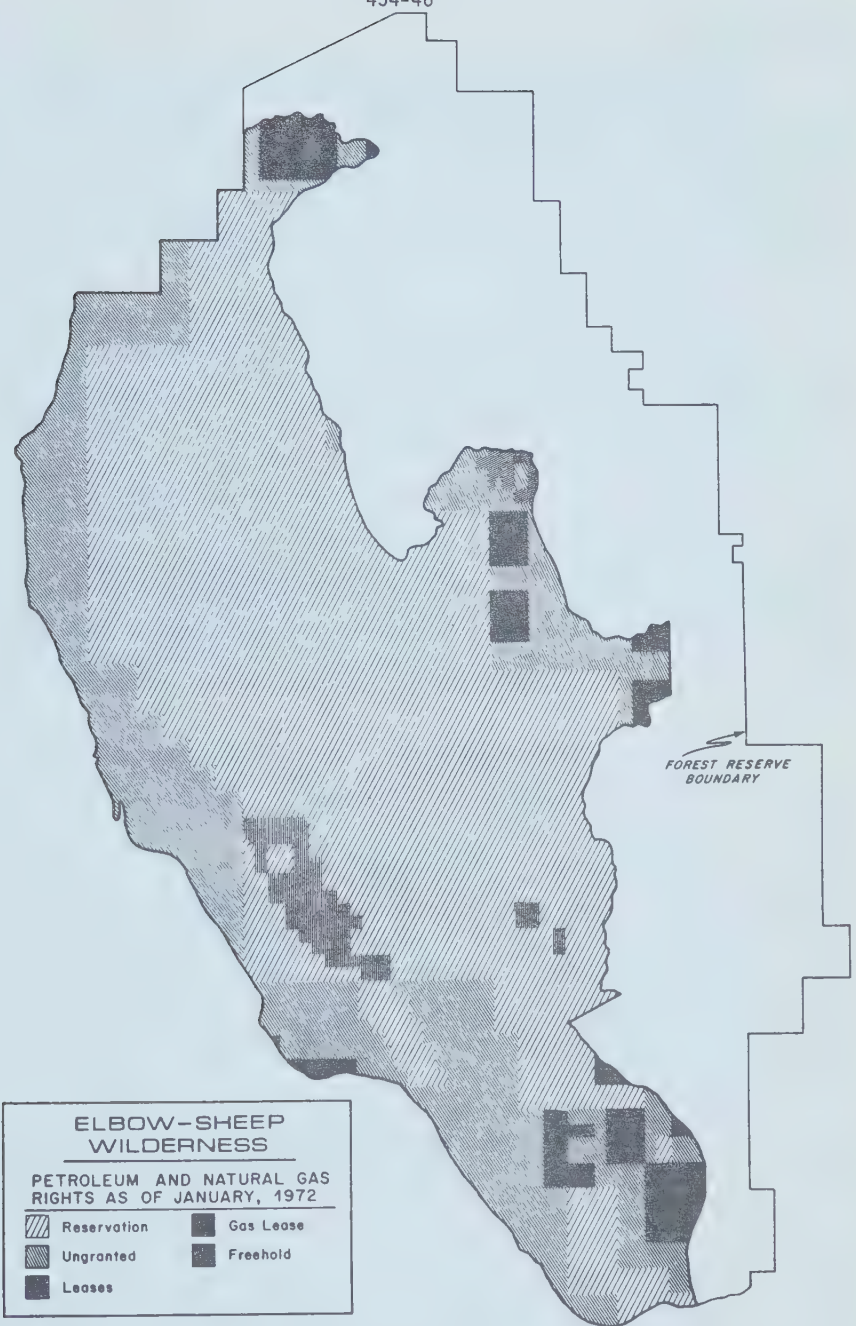
PETROLEUM AND NATURAL GAS RESOURCES

Geological features such as the Moose Dome when occurring at depth can be of considerable interest to the oil exploration companies as the structures could contain gas and/or oil. To date only one deep exploratory test has been drilled within the boundaries of the Wilderness Area and the well (11-15-20-7W5M) was abandoned in 1959 at a depth of 10,316 feet without encountering commercial shows of gas or oil. The complex geological structure and the extremely high drilling costs, in the order of \$1,000,000 per well, have contributed to the generally low level of oil company activities in this area.

To a large extent, as shown on the Petroleum and Natural Gas Leases map, rights have been retained by the crown or only exploration reservations have been issued. An exploration reservation commits the operator to the expenditure of funds either for seismic or exploratory drilling purposes. If the commitment is not met within a specified period of time the mineral rights revert to the Crown. In some cases reservations were originally obtained for as little as a few cents per acre.

After completing exploratory drilling programs, operators are entitled to select petroleum and natural gas leases on a portion of the original reservation. Alternately petroleum and natural gas leases may be purchased during lease sales. Generally these lands represent a large expenditure on the part of the oil companies. Along the eastern boundaries of the Wilderness petroleum and natural gas leases have been obtained by a number of operators. A listing of companies holding exploration or drilling leases within the Wilderness is given in Appendix A.

Considering the fact that oil and gas operations result in a depletion of resources over a relatively short period of time and that most drilling operations can be completed in 3 to 6 months it is felt that under a system of carefully controlled development the long-term wilderness potential of the area need not be severely or adversely affected by drilling along the eastern boundary. It is quite possible that much of the land now covered by the drilling reservations will revert to the crown after a specified period of time. As well, where operators have not as yet committed themselves to major expenditures, the land possibly could be recovered by the provincial government. In cases where drilling is to proceed the main concern is one of road incursions in areas that are currently roadless. Obviously the case for oil and gas development within, or along the borders of the wilderness is a matter requiring careful consideration. However, of itself, such development need not and must not destroy the wildland aspects of the area.



TIMBER RESOURCES

Timber resources within the Elbow-Sheep Wilderness are not extensive. Commercial species include aspen, balsam poplar, lodgepole pine and both white and Engelmann spruce. Although the market for aspen and poplar is currently very limited, the two conifer species are cut for saw timber, poles, and posts. Douglas-fir, although present in the area, does not exist in large quantities and is not an important timber resource. Alpine larch is also present in limited amounts as is alpine fir and limber and whitebark pine, but these species occur primarily in high elevation "Protection Forests" and cannot be considered as a commercial source of wood.

The proposed wilderness totals 560 square miles, of which 240 square miles does not now, and possibly never will support a timber resource. One hundred and eighty square miles comprises "Protection Forest" which is unavailable for commercial harvest. Of the remaining 140 square miles, one square mile of conifers are currently large enough to be harvested commercially. Mixed stands of immature deciduous and coniferous trees account for 10 square miles and 129 square miles consists of immature mixed pine and spruce growth.

While essentially no timber harvesting will be carried out within the proposed wilderness in the near future, approximately 60 percent of the 140 square miles in various management units has been allocated in the form of "quotas" by the Alberta Forest Service to four companies. These management units, the approximate number of square miles of timber stands within and outside the proposed wilderness for each management unit, and the annual cut in cubic feet allotted each company are given in the Appendix. Outside the Wilderness (north of Twp 15 and south of the Bow River) there are approximately 400 square miles of timbered land of which about 10 percent is mature growth. Approximately 133.5 of the 400 square miles have not been allocated.

Allocations of quotas and annual cuts within a management unit have been made by the Alberta Forest Service on the basis of sustained yield forestry, that is, the annual cut is calculated in such a way that continued timber production is assured, assuming good regeneration of harvested areas, normal growth of the new stand, and no large scale catastrophe such as fire, or insect or disease epidemic. Inclusion of the 140 square miles of timber resource under statutory protection as a Wilderness possibly would affect the Forest Service's timber management program for the Bow River Forest Reserve. (The 1965 "Atlas of Alberta" shows the actual timber harvest for southern Alberta to be appreciably lower than the existing sustained yield harvest.) The extent and degree to which removal of the resource from commercial exploitation would affect the local economy cannot be ascertained at the present time since the Alberta Forest Service was unable to provide volumes, age classes, and estimated annual growth figures. These data will of course be necessary if, in the future, costs and benefits of timber production are to be compared with costs and benefits of wilderness recreation.

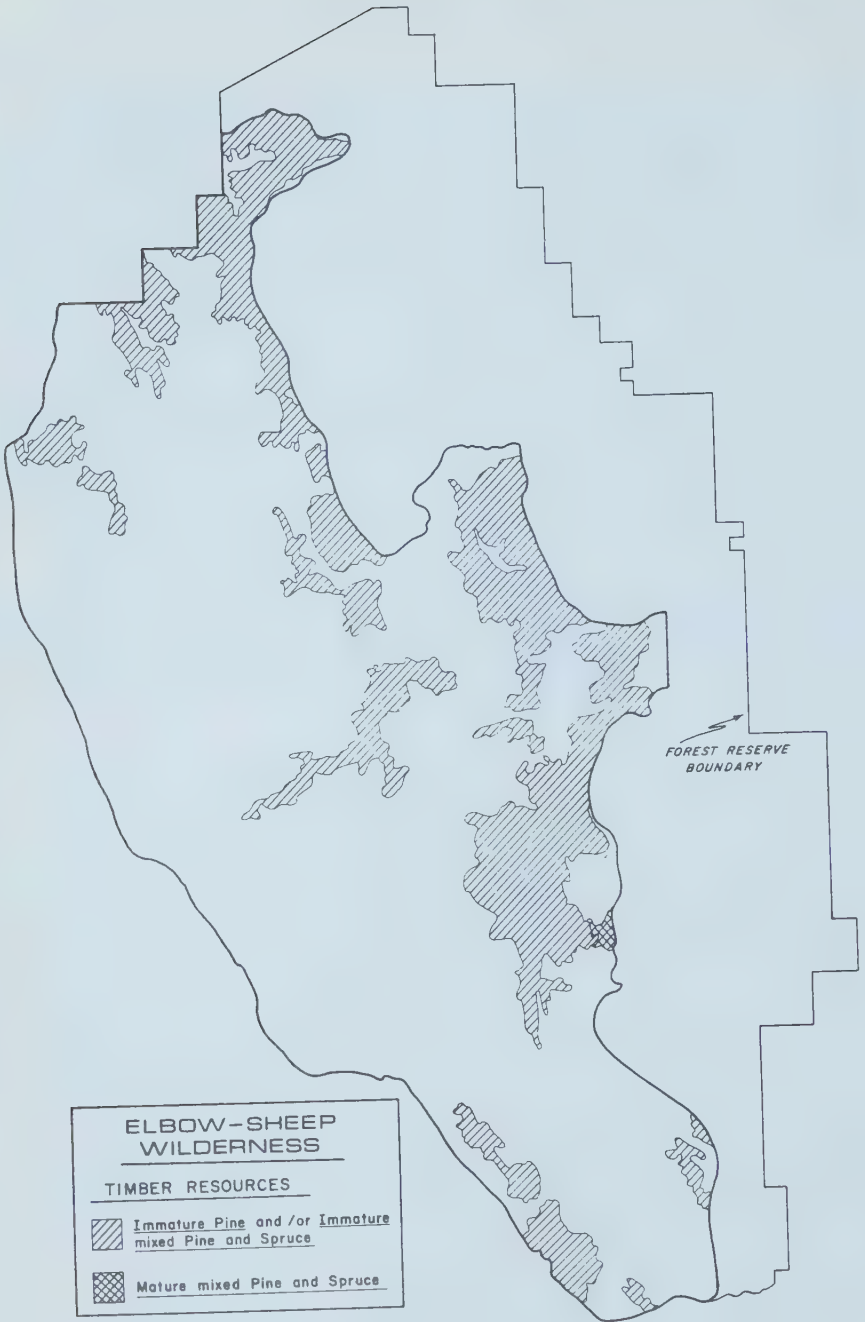
It should be noted that as a result of apparent slow growth rates and past forest fires the area has never been a noted source of good merchantable timber. Inasmuch as most of the timbered areas within the Wilderness will probably not be

able to support a timber operation within the next ten years the value of the resource in terms of present value dollars must be appreciably discounted.

In response to a request for comments the Alberta Forest Service has suggested revised boundaries for the Wilderness. These revised boundaries are based on a timber management point of view and do not give consideration to other resource values, i.e., wilderness and recreational activities. The revisions would have the effect of segmenting the Wilderness and would reduce the size of the Wilderness by some 238 square miles leaving only the high elevation non-productive (timber) portions as wilderness. If this same approach were taken with regard to the other exploitive types of development prevalent in Alberta, then virtually none of our remaining Crown lands could qualify for wilderness status.

Consideration must be given to the "trading" of immature growing stock in the proposed Wilderness for equivalent volumes within unallocated management units elsewhere in the Bow River Forest. Barring this, a thorough analysis must be made of the exact number of jobs which would be lost by the local timber industry through "locking up" 129 square miles of immature timber. This "cost" should then be compared to benefits which might accrue to local residents (i.e., increased outfitting, guiding, etc.) and other social and real benefits accruing to all Albertans from inclusion of the immature timber within the Wilderness.

Finally, a wilderness area, and especially an area destined for heavy wilderness recreational use, must contain a balance of ecological vegetation zones. An alternative that results in removal of most of the timbered valleys from wilderness classification, and in the process fragments the basic integrity of the area as a whole, is not a sound alternative.



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APPENDIX A

1. TIMBER PERMIT HOLDERS

Management Unit	Quota Holder	Annual Cut (cu. ft.)	Area of timber to be withdrawn from unit for Wilderness use (square miles)			Remaining area of timber outside of Wilderness (square miles)		
			Mature con- iferous	Immature con- iferous	Immature mixed	Mature con- iferous	Immature con- iferous	Immature mixed
B1-Q2	Fullerton Post & Pole Company	134,900	0	0	0	0	9	3.5
B1-Q3	Kendall, W.B.	106,000	0	0	0	0	11	4.5
B1-Q7	Kendall, W.B.	190,000	0	0	0	0	27	8
B1-Q8	Fullerton Post & Pole Company	157,000	0	5	1	0	7	2
B1-Q10	Kendall, W.B.	191,000	0	9	2	0	6	3
B1-Q12	IKO Industries Ltd.	252,700	0	36	1.5	0	3.5	0.5
B1-Q15	IKO Industries Ltd.	215,000	0	2	0	0	9.5	7
B2-Q2	Spray Lakes Saw- mills Ltd.	1,000,000	0	13	2	34.5	67.5	6
B1-L7	Fullerton Post & Pole Company		0	0	0	0	2	0
B1-L10	Kendall, W.B.		0	0	0	0	2	0
B1-L12	Kendall, W.B.		0	0	0	0	0	2
B1-Q16	(no quote holder)		1	34.5	3	1	36.5	32.5
B2 (north Twp 15)	Foothills Timber, Spray Lakes Sawmills Ltd.		0	11	0	4.5	22	0
Other un- allocated	(north twp 15 and south of Bow River)		0	18.5	0.5	0	37	26.5
MTU's	Miscellaneous Tim- ber Use Areas		0	0	0	0	6	18.5
			1	129	10	40	246	114

Above figures are exclusive of Protection Forest, Kananaskis Experimental Forest, Patented lands and Indian Reserve lands.

APPENDIX A

ii. NAMES AND ADDRESSES OF STOCK ASSOCIATION OFFICIALS*

1. Highwood Stock Assoc., D. Diebel, Longview, Alberta
Covering Highwood, Sullivan Flat, Deep Creek and Blue Ridge Allotments.
2. South Sheep Stock Assoc., R.J. Chalmers, Millarville
South Sheep Allotment.
3. North Sheep Stock Assoc., Mrs. Norma Wildman, R.R. 1, Millarville
4. Elbow Stock Assoc., G. Ingveld, R.R. 1, Millarville
Covers Elbow, McLean, Fish and Bragg Creek.
5. Jumping Pound Stock Assoc., C. Copithorne, Box 325, Cochrane.

iii. COAL LEASE HOLDERS - APRIL 30, 1972*

Arjay Kirker Resources Ltd.

Pat Burns Coal Mines Limited

Manalta Coal Limited

Robert Atkins Doyle

Concord Engineering Ltd.

Abtec Equipment

Donald Colin Webster

Pocaterra Mines Ltd.

Gerald Reginald Steeves

R.S. Matheson

John Lloyd Gingles

Can Pac Mineral Limited

Phillip Roy Swainson, Stanley Kruszewski, Gerald Reginald Steeves, and William Brian Kure

C.N.W. Oil Limited

NOTE Fishing is Prohibited within the Bear River. To get the most enjoyment of the Wild Deer Stream, the Bear River.

APPENDIX A

iv. OIL AND GAS LEASE HOLDERS AS OF APRIL 30, 1972*

Shell Canada Limited

Trudel Minerals

Chevron Standard Limited

Canadian Homestead Oils Ltd.

Amerada Minerals Corp. of Canada Ltd.

Imperial Oil Ltd.

Columbian Northland Exploration Ltd.

Siebens Oil and Gas Ltd.

Atlantic Richfield Canada Ltd.

Gulf Oil Canada Limited

Home Oil Company Limited

British American Oil Company

* The Alberta Wilderness Association has attempted to identify any companies having an interest in the study area but cannot guarantee the completeness or accuracy of the above lists.

APPENDIX C

1. NAMES AND PLACES

The history of our province is reflected in its varied place names, so too is the history of this study area reflected in the names of the various features. The following is a selection of some of the more interesting names and their derivation.

Bluerock Creek - descriptive of colour of rock.

Mt. Burns and Burns Creek - after the Burns Mine, which in turn was named after pioneer Pat Burns of Calgary.

Elbow River - "it flows eastward from the Rockies to the 'elbow' about five miles south of Calgary, where it turns abruptly northward." "Hokaikshi" of David Thompson, 1814; "Hokaikshi or Moose River" on Arrowsmith's map, 1859; up to 1880, often called Swift Creek.

Elpoca Mountain - so named because it is at the head of the Elbow River and Pocaterre Creek.

Fisher Range - east of Kananaskis River; range named by Captain Palliser, probably after a family, one of whose members accompanied him on a hunting excursion, in New Orleans in 1847.

Highwood Range and River - High-wood river (Ispasquehow) on Palliser map, 1865; Spitches on David Thompson map, 1814; Spitchi or Ispisquehow on Arrowsmith map, 1859; called High Woods river by Blakiston; translation of Indian name, spitzee, which so called because the river is on nearly the same level as the prairie instead of in a "bottom"; as a result, the belt of timber along the stream is much "higher" than usual, and is visible at a considerable distance; the Blackfoot name of the upper portion of the river is sapow or "wind" river.

Jumping Pound Creek - from a high steep bank near its mouth, where the buffalo were driven over and killed - a buffalo "pound".

Kananaskis - named by Captain Palliser after "an Indian of whom there is a legend, giving an account of his most wonderful recovery from the blow of an axe, which had stunned but failed to kill him."

Lineham Creek - named after John Lineham, rancher and member of Territorial Legislative Assembly in 1888.

Mount McDougall - named by Dawson in 1884 after Rev. George and John McDougall, missionary to Stonys.

Mist Mountain - from clouds on mountain when named by Dr. G.M. Dawson in 1884.

APPENDIX C

Misty Range - named by Dr. G.W. Dawson in 1884 from clouds that covered the summit.

Nihahi Creek - Stony word meaning "rocky".

Opal Range - named by G.M. Dawson after small cavities found here, lined with quartz crystals, coated with films of opal.

Pocaterra Creek - after George Pocaterra, Italian rancher in foothills west of High River; he was the first to prospect the Kananaskis district for coal.

Quirk Creek and Mountain - named after J. Quirk, early settler.

Mount Rae - named by Sir James Hector after Sir John Rae, Scottish explorer who searched for Franklin expedition.

Sibbald Creek - after Frank Sibbald, nearby rancher, son of pioneer teacher Andrew

Sheep River - so named because it is a favourite haunt of Rocky Mountain Sheep.

Storm Mountain - named by Dr. George Dawson for numerous storm clouds on summit.

Tombstone Mountain - named by G.M. Dawson from a peculiar collection of pinnacle-like slabs near the summit resembling tombstones.

Mount Ware - named after Negro cowboy and rancher, John Ware.

ii. HISTORICAL SOURCES AND FURTHER READINGS

Patterson, R.M., *The Buffalo Head*, MacMillan and Co., Toronto, 1961.

MacEwan, Grant, *John Ware's Cow Country*, Institute of Applied Art, Edmonton, 1960.

High River Pioneers' and Old Timers' Association, *Leaves from the Medicine Tree*, Lethbridge Herald, 1960.

Riley, D., Primrose, T. and Dempsey, H., *The Lost Lemon Mine*, Frontier Book No. 4 Frontier Press, Calgary n.d.

Laurie, John, "The Stony Indians of Alberta", Glenbow, publication of Glenbow-Alberta Institute, Vol. 4, No. 3, May-June, 1971.

Palliser, J., "The Papers of the Palliser Expedition, 1857-1860", edited by Irene Spry, Publications of the Champlain Society, Champlain Society, Toronto, 1968.

APPENDIX C

iii. REFERENCES

1. Harrington, L., "Eastern Rockies Forest Conservation Project", 1954 Canadian Geographic.
2. Hanson, W.R., "Conserving a Watershed", Eastern Rockies Forest Conservation Board, Alberta Department of Lands and Forests.
3. Radford, D.S., "Some Effects of Hydroelectric Power Installations on Aquatic Invertebrates and Fish in the Kananaskis River System", Alberta Department of Lands and Forests.
4. Searth, T.S., "Land Classification for Outdoor Recreation", Masters Thesis, Department of Geography, University of Calgary, 1970.
5. Paetz, M.J. and J.S. Nelson, "The Fishes of Alberta", Commercial Printers, Edmonton, 1970.
6. Alberta Wilderness Association, "Brief to the Minister of Lands and Forests on the Establishment of a Wilderness Area to Include the Headwaters of the Elbow, Little Elbow, Sheep River and Evans-Thomas Creek", 1969.
7. Leopold, Aldo, "A Sand County Almanac", A Sierra Club Ballantine Book (1970).
8. Cormack, R.G.H., "Wild Flowers of Alberta", Commercial Printers, Edmonton.
9. Moss, E.H., "Flora of Alberta", University of Toronto Press.
10. Craighead, J.J., Craighead, F.C., Davis, R.S., "A Field Guide to Rocky Mountain Wildflowers", Houghton Mifflin Co.

iv. REFERENCE MAPS

Maps of interest to the Wilderness user are the Composite Forest Cover Series (820 S.E., 82J S.E. and 82J N.W.; 1" = 2 miles) available from the Provincial Department of Lands and Forests, Natural Resources Bldg., Edmonton, and a number of the National Topographic Series Maps, issued by the Geological Survey of Canada which are available either through private mapping services in Calgary and Edmonton, or the Institute of Petroleum and Sedimentary Geology, 3303 33rd Street N.W., Calgary. Useful maps in the National Topographic Series are 1:250,000 (1" = 4 miles) 82J; 1:50,000 (1" = 1 mile) 820 3E, 82J 15, 82J 10E & W, 82J 7E (W).

APPENDIX C

v. CORRESPONDENCE

November 10, 1971 - C. Copithorne, Minister of Highways and Transport.

December 20, 1971 - W.D. Dickie, Minister of Mines and Minerals.

January 21, 1972 - W.J. Yurko, Minister of the Environment.

January 21, 1972 - R.G. Steele, Director of Forestry, Department of Lands and Forests.

July 20, 1972 - F.W. McDougall, Alberta Forest Service, Department of Lands and Forests.

vi. CONTRIBUTING AUTHORS

Sue Baptie (Glenbow Archives)

Jim Eickmeier

Harry Habgood (Alpine Club of Canada)

Brian Horejsi

Don Irwin

Oscar Jansen

Brian Kregosky

Vivian and Dick Pharis

Floyd Stromstedt

Gary Trottier

PAGE	PHOTOGRAPHS
454-6	- Gibraltar Mtn. Brian Horejsi
454-8	- The Upper Elbow Bill Michalsky Mule Deer. Leo Bouckhout
454-9	- Cougar Mtn. and Banded Peak Brian Horejsi
454-10	- Romulus and Remus Bill Michalsky
454-14	- Left to right and top to bottom Building Trail G.W. Pocatererra on Cataract Creek, 1911 G.W. Pocatererra and Stony Indians on trip to the traplines, 1906 Coal Mine, Highwood Valley Courtesy Glenbow-Alberta Institute
454-17	- Opal Range Bill Michalsky
454-21	- Crossing Stream Dick Pharis Hiker and Skyline. Dick Pharis An Autumn Pack Trip Bill Michalsky
454-22	- Elk Brian Horejsi
454-23	- Sheep. Brian Horejsi
454-24	- Goats Dick Pharis Blue Grouse Bill Michalsky Sheep Hunters in the Elbow Bill Michalsky
454-27	- Limber Pine Gary Trottier
454-28	- Spring Crocus. Dick Pharis Avalanche Lily Gary Trottier
454-31	- Upper Elbow River. Brian Horejsi
454-33	- Upper Sheep River Valley Brian Horejsi
454-36	- N. Flat Creek Brian Horejsi
454-37	- Nihahi Ridge Brian Horejsi

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

Mr. Eickmeier, in the business of those leases which are outstanding in the wilderness areas you have outlined, you are proposing that we simply buy those back as the people of Alberta. Is that correct?

MR. EICKMEIER:

No, not entirely. I could read the comments as I have them here if you wish. Our recommendations would be that there be a moratorium on future sales of reservations and of leases; that we should allow the reservations to lapse. In other words, these are short-term commitments and they do lapse or the companies do give them up. We should not then reissue them. Where possible, we should attempt to repurchase these reservations and leases or to negotiate trade-offs as was the case in the ecological wilderness areas, the trade-off of leases in the White Goat, Siffleur and Ghost River, the true ecological wilderness areas.

But beyond that we have recommended the formation of an advisory committee representing industry, government and conservation groups charged with the following responsibilities. This would be in instances where the steps that I've suggested are not possible and they might very well not be possible, especially along the eastern edge of the area where we have leases for which companies have paid considerable amounts of money. I would suspect that instead of tens and hundreds of thousands, we may be talking one or two millions for these leases. I could not be specific on those prices however.

The committee would be charged with the following responsibilities: to designate the fragile areas where drilling should not be allowed, and to consider and recommend the selection of alternate drilling locations. Often a company will have a choice in their own minds of several locations and this committee could say, well, we feel that this location is preferable to that one.

Our main concern, of course, is road incursions. We consider the oil and gas industry and their activities to be of a short-term nature. Once you've completed the development drilling, there is very little evidence of a continuing presence. After 20 or 30 years except for the roads you no longer have any evidence once the area has been restored. Of course, the roads bring a demand for use and access and, I think, destroy what we are looking for.

The committee could also consider the use of directional drilling techniques, where you will drill from this position but your target is located several miles away, or perhaps the use of helicopter supported drilling operations. I can think of an area north of Edmonton, the Nipisi field, where a number of years ago industry did carry out helicopter supported activities just to get into that area before roads existed.

There could be recommendations on winter operations as opposed to summer operations. Where the activities do take place and when they take place is quite critical. Restoration guidelines could be prepared and there could also be recommendations made on the location of facilities.

We have conflict in this area and we must attempt to resolve it. I think there are solutions. I think we should try to recover these lands, but this may not be entirely possible.

MR. KINISKY:

It is my understanding Mr. Eickmeier, that when timber stands become overmature they are very easily subjected to infestation of insects, fire hazards go up and all that sort of thing. Would it be possible that at some time in the future some timber harvesting would be allowed?

MR. EICKMEIER:

We would be talking about the future in view of the fact that the stands are not mature. I think by the time these stands are mature, the recreational needs and demands would be of a much greater nature. It is a decision that must be faced at some future time. I'm afraid I cannot postulate today what we must do at that time.

MR. KINISKY:

One last area of conflict has been brought to our attention quite strongly from the motorbike and snowmobile people. Have you had any opportunity at all to speak to these clubs and organizations to see if there is any possibility of coming to some agreement which would be a little more mutually acceptable to both parties?

MR. EICKMEIER:

I think there has been a considerable amount of confusion on the basic area that we are asking to be set aside, and I hope I have corrected some of that today. I have pointed out that some of the areas of greatest use to my knowledge are not within the proposed wilderness area.

I have had discussions with these gentlemen and we, of course, do have a basic difference. We believe that basic to a wildland area is the removal of the vehicle and a change in emphasis in our uses. I would suggest that following the completion of your report, if the total recreational concept we put forth can be accepted, then we would be glad to sit down with these people and to make modifications where necessary. But I do not know at this time just how far one might be able to go, what compromises could be reached.

I think it is very important that we have acceptance of this basic principle of the wildland core area and then the more intensive use of recreational area.

MR. DOWLING:

Your comments concerning the wilderness area boundaries seem to have been determined virtually by the existence of roads which are now in use. How compatible are these road boundaries with respect to the ecological units that you wish to conserve?

MR. EICKMEIER:

I think we have to look at the whole area of the Bow Forest from the point of view of areas of ecological importance. We chose the roads as boundaries because they do in fact exist. We can look, for example, at the upper portions of Canyon Creek, all of which is within the wildland area.

I think by our recommendations that the loop road, a 28 mile dry weather road be closed, that we are obtaining something in the terms of an ecological unit. Certainly we are grasping that the headwater areas of the Elbow should be looked on as such a unit as are the headwater areas of the Sheep. There could undoubtedly be more studies in the area in this regard.

MR. DOWLING:

In all the presentations which you have given in the various wilderness areas throughout the eastern slopes, I have been interested in noting that you find hunting and hiking to be compatible recreational uses. What are your reasons for finding these two activities compatible?

MR. EICKMEIER:

I think we're looking at the types of uses in the area. I believe that in a publication put out by one of your study groups there were stated to be something like 700,000 user days for hunting and fishing. I believe in future when hiking reaches the same levels as we see in the national parks at present, something will have to give. So maybe you have hunting during the week and hiking during the weekend. Certainly the present situation where many people are scared out of the forest reserve come September 7 is not entirely satisfactory to me. I do not know what the answer is. We have to look at where we are going and predict what the future may be.

MR. DOWLING:

With regard to Mr. Kinisky's questions concerning motorized vehicles, had the Wilderness Association any discussions among themselves as to whether they might permit the use of motorized vehicles along specific routes or specific areas within the wilderness boundaries?

MR. EICKMEIER:

Yes, we have. I'm not entirely sure what the best solution is. Certainly, I think we want to keep in mind what could be the area's major future use, the ability to get away from the noise of such vehicles. But again, there may be some alternatives here. Once we know what the public's views and feelings are in these areas in general we can follow up on them. For example, it might mean modification of boundaries, it may mean a corridor that would allow, during certain months of the year and maybe during specific periods - every alternate weekend, for example, in the case of snowmobiling - it might mean access that would go through to Elbow Lake.

There are such considerations. I'm hesitant to go too far in this regard, before we know what the needs of the public in general are. Certainly we endanger the wildland concept when we have too much of this sort of thing. In any event where we do have these activities I think they should be on a managed type of basis so that a club accepts the responsibility for those activities.

MR. DOWLING:

To encourage travel within the area, do you foresee the need to establish campsites, and I use the word "campsites" as opposed to "campgrounds", in other words proper local areas which are set aside specifically for camping?

MR. EICKMEIER:

I do not see the need at this time, simply because the hiking that would take place in the area might only be day hiking or at most two or three day. Certainly one could set up a route there that would take up to a week. The tendency in the national parks has been to avoid such facilities. I would be inclined to feel that we should also avoid that and minimize facilities of that type.

Along the border where we have our bounding roads and in the lowland areas some of those should be improved. We should also look at the development of more campsite areas.

MR. DOWLING:

Do you see any immediate pressures on the area resulting from pending oil and gas or coal exploration, for instance in the course of this summer or possibly next summer?

MR. EICKMEIER:

I do not think we have immediate pressures. I'm not sure to what extent seismic activity is being conducted in the area now, but the thing is, once companies have carried out their seismic activities, once they have spent more money in these areas, it is more difficult to recover them. I believe in the matter of the coal deposits which are something in excess of 100 square miles, about 20 per cent of this total area is covered by coal leases. This probably, for economic transportation reasons, and just the market exploitation, is something like 10 or 15 years down the line. But the longer we delay certain critical decisions on what we want in these areas, the more difficult it will be ever to change that situation. Of course, there is very little restraint in road construction in the area and more roads, as we'll see perhaps during subsequent discussions here, bring the demand for use. I think we're making a mistake in this regard.

DR. TROST:

One of the benefits of the Alberta Wilderness Association proposal has been that it has focussed attention on the zoning concept. When land is zoned for one purpose, a variety of things can be done in that particular zone. There are in Alberta wilderness areas defined by statute. There are also provincial forest reserves and now your proposal for wilderness recreation areas. These are all zoning concepts with different definitions. Could you summarize for us the three definitions these three areas contain and how they differ from your concept?

MR. EICKMEIER:

I've made use of the term "wildland" to differentiate from true wilderness areas. It's unfortunate that we did not adopt the term "wildland" before we put out this brief in which we use the term "wilderness". Wilderness is defined by an Act of the Legislature which is quite restrictive. The basic philosophy is that areas must be set aside entirely for use by future generations which will make the decision as to what will be done within these areas. There is no fishing, hunting, or berry picking in these areas. There is very little that can be done. At present there are three such wilderness areas, the Ghost, the Siffleur and what I'll refer to as a residual portion of the White Goat. Before this Act the White Goat was something like 500 square miles but was cut down to 177. In total, these three areas amount to about 487 square miles.

In our wildland proposal we are not requesting this land-use classification. There may be a need, within some of the wildland areas we propose, for some ecological wilderness areas. We have not attempted to define them at this time. We would look at our proposals more as user-oriented areas, managed areas, quite a different concept from wilderness areas as defined under The Wilderness Areas Act. In the matter of the forest reserve lands, these, of course, were lands originally controlled by the federal government and there was a gradual transfer. I think the Eastern Rockies Forest Conservation Authority, a joint federal-provincial body, had jurisdiction over these areas until this past year, 1972. A basic philosophy of that board was that they were not too interested in the recreational aspects of these areas. The forest reserve lands, of course, at this time only extend as far north as the Brazeau River. North of that point there is no real designation. It is Crown land. We do not even have a border or boundary where we can say this is Crown land or this is reserve land, which does have somewhat different status.

DR. TROST:

What can you do in the Elbow-Sheep Wilderness or wildland recreation area that you couldn't have done in it as a forest reserve?

MR. EICKMEIER:

To my knowledge we could do virtually everything that we could do in the forest reserve. Within the forest reserve you are operating under the multiple use concept approach and you have every other type of activity as well. You have the coal mining, the exploration at least, the oil and gas and timber extraction, you have all the symbols of civilization. Of course you have vehicles. It's a different type of environment. I don't think we can really appreciate wildland areas in a forest reserve, as such, without more protection.

I think we need a core area where we have more protection. With regard to the area west of Calgary, the Elbow-Sheep Wilderness wildland area and the outlined forest reserve lands, I think in this area the primary consideration should be recreational needs. We certainly do not have within the forest reserve lands a basic philosophy that says recreation is number one.

DR. TROST:

So the zoning concept differs from the wilderness areas in that it's a broader usage and from the forest reserve areas in that there are some additional restrictions put into your concept. What then do you need from government to establish your wildland area?

MR. EICKMEIER:

I think we need an act of the Legislature which recognizes this zoning concept in which we classify areas as wildland areas, protected by this act of the Legislature. It then cannot be changed by an Order-in-Council. For there to be a change in the status of these lands it has to go not just before the cabinet but before all members of the Legislature. Then it comes up for open discussion. Consider, for example, the present status of the Willmore Wilderness Park, some 1,700 square miles, which tomorrow could no longer exist if someone decided tonight that it should not exist. There really is no legislative or statutory protection for such areas. We need a zoning concept and we need statutory protection of these areas.

DR. TROST:

And their dedication to this kind of use?

MR. EICKMEIER:

Yes.

DR. TROST:

In the management of this area, will government have a role? Elaborate on how you think the management of the area should be done.

MR. EICKMEIER:

I think the government would have a very important role with regard to the campsite facilities, the overall management, a lot of the input, planning, studies of just what the status of the area is and the various ecological systems in the area. I personally favour it being entirely government managed in this regard. I think perhaps the concept of advisory committees which would include the public, conservation groups and industry could perhaps be worked in as well.

We're a long way from what I feel we need in these areas. We're following a dangerous path caused by a lack of decision or a lack of policy as to where we should be going. This is, of course, the basic purpose of these hearings.

DR. TROST:

Will permanent supervision be needed in the operation of this area?

MR. EICKMEIER:

I would think there would be a fair increase in the level of supervision, perhaps not within the wildland area itself but along the bordering areas and the lowlands areas the greatest amount of supervision would be required. This is an educational matter as well.

DR. TROST:

Finally, you might have heard Chief John Snow's presentation in which he talked about the disappearance of unoccupied Crown lands and the consequent disappearance of what are, in effect, treaty rights. This designation of wilderness areas would constitute such an occupation of Crown lands. Do you think it possible that hunting, which you consider to be compatible with hiking, in this particular case would be limited to Indians and denied to non-Indians?

MR. EICKMEIER:

I think if our decision to set aside wildland areas was based on whether we would or would not have hunting, we would lose a considerable amount of support. A large percentage of the people who go into these areas are hunters. I think they are willing to accept a certain amount of limitation on their use, but we would lose a great deal of support among the public, among people in general, for these areas.

With regard to Chief Snow's remarks on hunting and trapping rights, I believe he was referring to the wilderness areas which exist under The Wilderness Areas Act. I do not believe he was referring to the wildland areas we have proposed. I couldn't speak for him,

because I do not know what his views would be with regard to the hunting and trapping within a wildland area such as we and Dr. Pharis propose west of Calgary, a total of nine or ten wildland areas stretching north of Jasper along the total foothills trend. The present system endangers Chief Snow and his people far more than the proposed wildlands concept.

DISCUSSION ON ELBOW-SHEEP RECREATIONAL WILDERNESS PROPOSAL

REPORT OF THE CALGARY PARKS/RECREATION DEPARTMENT
 CONCERNING THE ELBOW-SHEEP RECREATIONAL
 WILDERNESS AREA

Presented By: Mrs. M. Southern

Recommendation

The City of Calgary would recommend to the Environment Conservation Authority that the Brief of the Alberta Wilderness Association regarding the Establishment of a Recreation Wilderness in the Bow River Forestry Reserve lands Southwest of Calgary be Endorsed in Principle.

However, until the hearings have been completed the endorsement should not go beyond principle in order that the Environment Conservation Authority can see how this area can best be integrated into an over-all land use plan for the Eastern Slopes.

The final policies on adjoining lands could severely impair the value of the Wilderness if these areas are considered in isolation.

We have considered the Brief primarily from the point of view of the need to provide natural recreation opportunities for the people living in the urban area of Calgary. While in the following comments, we will raise a number of areas of concern, we consider none of these to be in conflict with the basic principles and recommendations of the brief.

SUMMARY OF

ALBERTA WILDERNESS ASSOCIATION'S PROPOSAL

The proposal is to establish an area of 560 sq. miles in the Forestry Reserve lands south and west of Calgary which have as their western boundaries the Kananaskis Highway Forestry Trunk road. The geographic centre of this area is estimated to be distance of approximately 42 miles from downtown Calgary. The proposal is that within this area no mechanized recreational activities would be encouraged. Also that a series of campgrounds should be developed on the perimeter of the wilderness recreational area to accommodate car camping. While the area may at first appear to be of considerable size, it is noted in the Brief that it represents only 6% of Alberta's designated forestry reserve lands and more than 70% of the land within the area is above the 6,000 ft. level.

AREA OF CONCERN

- (1) Our first area of concern is the conflict between the wilderness preservation and recreational use. The Brief notes, and we would further emphasize, that the present Alberta Wilderness Act, if applied to this area, would be too limiting for the concept of a "wilderness recreational area". In preference to an amendment to the Act, it would be our recommendation that the Provincial Government establish a classification of WILDERNESS RECREATION AREA in their parks system.
- (2) The recreational activities of hiking, climbing, riding, cross-country skiing, etc. proposed in the Brief, eliminates a large cross-section of the general public who are physically unable to participate in these activities. To better facilitate this cross-section of the public, it is essential that improved public campground facilities be provided along the perimeter of the wilderness area. By improvement we imply an increase in their number and the sophistication in the amenities provided with particular emphasis on sanitation and convenience.
- (3) With regard to the restriction on mechanized vehicles, we would make the following comments. Many thousands of citizens obviously obtain recreational enjoyment from such motorized vehicles as snowmobiles and various other all-terrain vehicles including the new hovercrafts. Therefore, it is our opinion that the desires of these citizens should also be recognized. The fact that these vehicles create a noise pollution, and in most cases have detrimental effects on the environment, should be considered rather as a challenge to park planners than as a nuisance. In order to keep these vehicles from trespassing into recreation wilderness areas, outdoor areas within a natural setting off the forestry road should be provided. They should be separated from overnight campgrounds, or special campgrounds for this type of recreational enthusiast should be provided. To meet these recreational needs and those of motor camping, an additional ten to twenty square miles of forestry reserve lands out of the wilderness area will be required for these more intensive park users.
- (4) The City of Calgary would respectfully suggest that any proposal which merely sets aside land for wilderness and recreational area is incomplete without a corresponding interpretative and educational program. To set aside this large area of land is an expensive proposal. However, the maximum benefits will only be achieved if security, education and interpretative

programs of user-management are developed. These programs must be initiated within the City with specific direction towards the underprivileged who at the present time make little use of the outdoor recreational facilities available to them. In many cases, such as the handicapped and the senior citizens, transportation is a major issue. However, in addition to this factor, little has been done to design campsites and park areas which would facilitate their enjoyment and comfort in the outdoors. We would strongly urge that should the Provincial Government set aside the Elbow-Sheep Wilderness Recreation area that this action be followed by intensive user and non-user studies to determine how the full potential of this area may be both utilized and preserved.

- (5) Transportation to the areas will be chiefly by automobile and the Department, with the Calgary City Council's approval, endorse the following quote from the Wilderness Association's Brief:

"In the same vein of thought, upgrading and paving of the Kananaskis Highway could be compatible with designation of the Elbow-Sheep headwaters as wilderness. The west side of the Kananaskis valley could be developed on the basis of more intensive recreational activities, i.e. skiing, car camping, boating, etc., while the wilderness area east of the Kananaskis Road can be used for the more extensive activities, i.e. hiking, back packing, cross-country skiing and other more primitive forms of recreation."

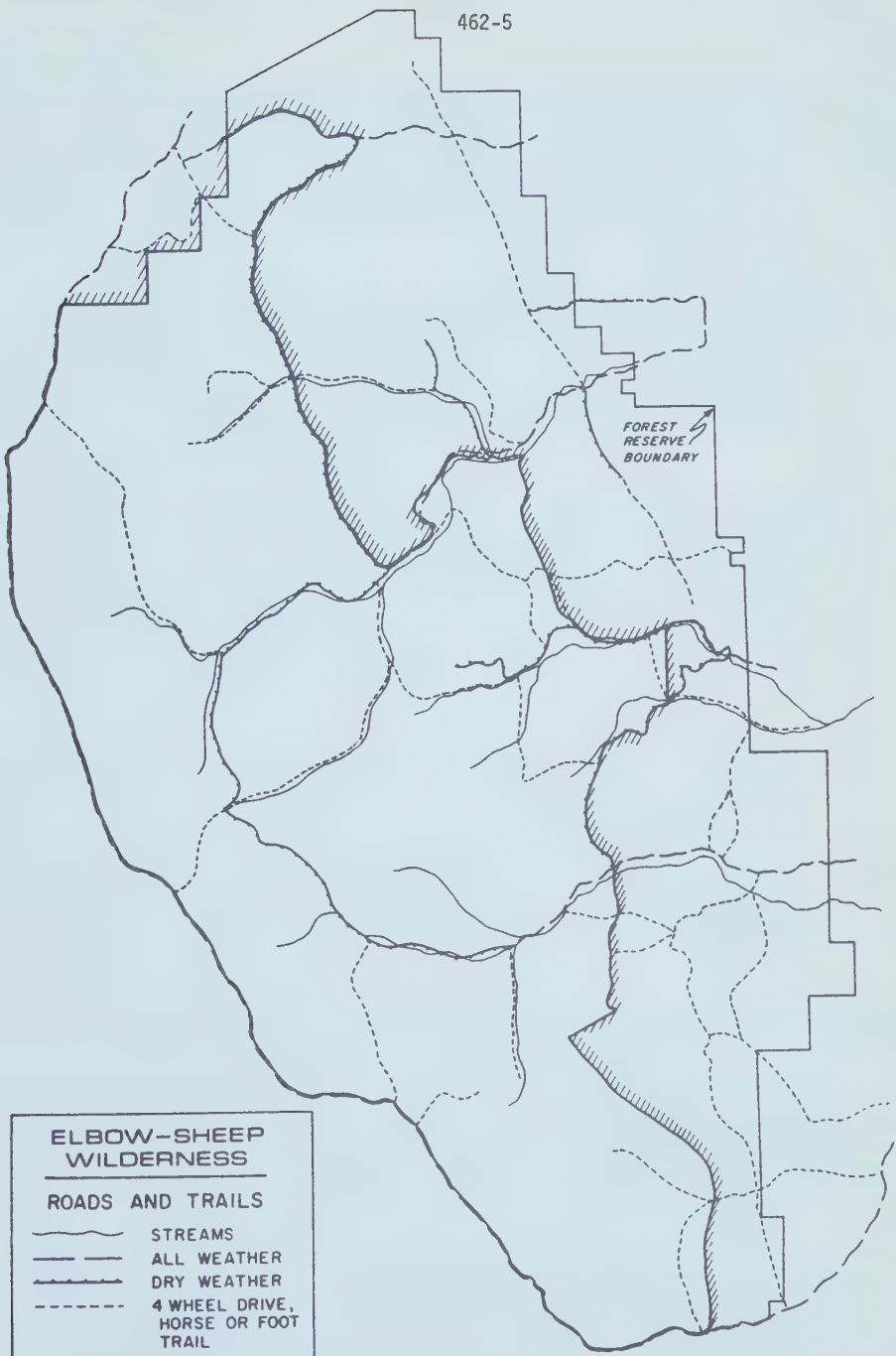
- (6) The expectation of larger numbers of people going out into these wilderness areas increases the need of policing and security. These problems should be anticipated now before they arise.
 - (a) There should be some supervised parking facilities to prevent the vandalizing of parked cars and equipment.
 - (b) There should be rangers available so that Senior Citizens or young people camping have some feeling of security.

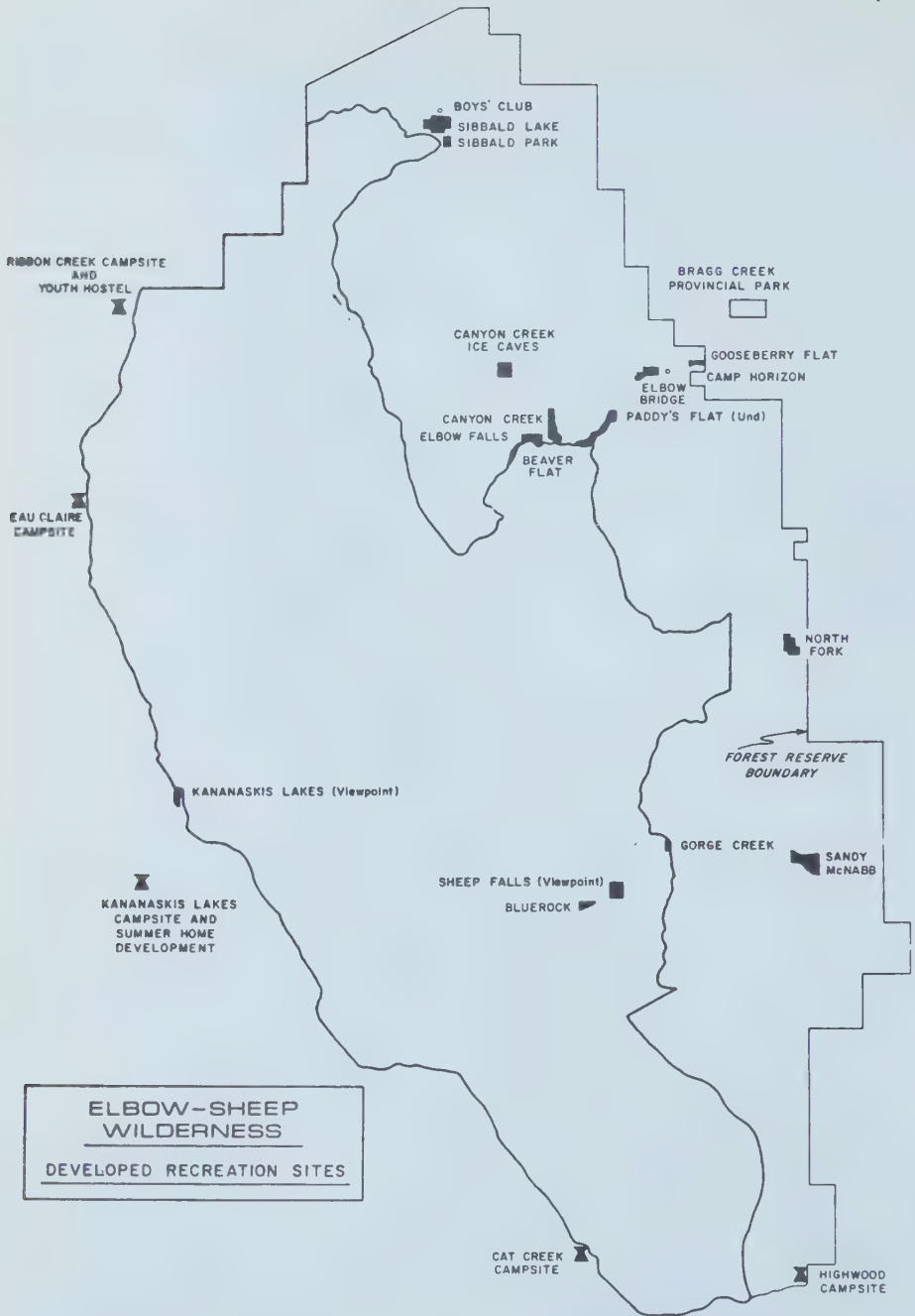
- (7) The Department of Lands and Forests under the Provincial Government should re-orientate the Rangers jobs because their usefulness in the Provincial Parks seems to be taking on a new role. These new roles can be seen in relationship to recreational use, security, education, Fish & Game rules, etiquette, enforcement of camp rules, etc.

H. Boothman
Director
PARKS/RECREATION DEPT.
The City of Calgary
May 15, 1973



462-5





MRS. SOUTHERN:

We did a brief on the Elbow-Sheep Wilderness proposal, endorsing it in principle. We felt it was excellent and as Calgarians concerned with recreational activities of Calgarians, this seemed like an excellent thing for our citizens. We did have some areas of concern. We were certainly not against the principle of the wilderness proposal. Some of these areas of concern were stated by you gentlemen and also by the gentleman who presented the brief.

I understand that some press people felt that the hearings were possibly a little dull, uninteresting and unemotional. I would like to say to that that I really feel it's an honour to be involved in something that isn't based on emotionalism, but rather based on interest, dedication and facts. I have been too often involved in things that have happened in Calgary where decisions were made strictly on emotion. I say it's a pleasure to be involved with you people and find people presenting briefs who have done a lot of homework and have taken a lot of interest.

Although I am representing the recreation groups, I as a Calgarian, like all Calgarians, live in a lovely wood home and have roast beef for dinner. Our houses are heated with gas. We even have the opportunity of driving here in a car that is using gasoline. So I don't like to feel so smug that we Calgarians can forget things other than recreation. Although I am here to represent recreation, I do feel it is very important that the Authority look at all phases of people's concerns other than recreation such as lumbering, grazing, gas, oil and coal. It's a very important and vital part of what will happen to us as citizens of Calgary.

Back to the wilderness brief and the areas of concern that we have. Again I say that we do endorse this idea in principle. It's only 42 miles from the city centre to the centre of this wilderness area. It's very, very close. We are concerned about the people who have motorized vehicles. This has been brought up so I'll spend no more time on it. Also, security, education and interpretive programs must take place within our city schools with the educational systems we have, to teach not only the young children but also the adults how to act and respond to what will be given to us in these wilderness areas.

We are concerned about the transportation systems. I hear people speak against building highways. I think our society has changed. It's changing so much that transportation is a very important part and it gets more and more important. I know a lot of people who say, let's get back to walking and riding bicycles and riding horses. I think it's great and wonderful that most of us are healthy enough to do these things, but there are a number of citizens who cannot do them. I think it's very important that we think about those people. So I'm not against building highways. I'm against having speed highways, but I think we do have to have ways of getting into these areas.

I think something that should be anticipated is the problem of vandalism and the need for some sort of policing. I think security is needed for people who will park their cars and worry about vandalism within their vehicles. The young people and older citizens who want to go out and camp would feel so much better if they knew there was a ranger nearby whom they could call upon for assistance.

A concern that we have had when we were working on the proposals was the downgrading, in my interpretation, of the usefulness of the ranger. Maybe downgrading isn't the right word, but re-orientation of his role. I hate to see the ranger being moved out of the forest areas. We probably need to look at the way the rangers program is set up and change it, granted, but change it maybe toward the role of being an assistant to the people within the park areas.

MR. CROSS:

Gerry Cross.

I would just like to go on record as supporting this proposal. I think it is essential to have such an area close to Calgary, and I think it will become increasingly important in the future. There should not be any vehicular access to the area at all. I think this destroys the whole concept. I think things like fire-fighting can be handled by helicopter. I think if there are to be any modifications in the area for vehicular access, they should be changes of boundary. But I'm very much against that, too, because the boundaries have been well chosen.

MR. WHISTANCE-SMITH:

Ron Whistance-Smith.

I've heard a lot of people come up and support various proposals and say things over and over again that have already been said. I sat there and listened to this proposal. I heard a lament that leases in the area were issued and reissued. I heard again and again that areas have been explored and re-explored with seismic lines running close to one another. Something came to mind which I thought should be brought forward here.

I don't have the exact details. I don't have the file with me that I keep at home that has numerous bits and pieces in it about oil and gas exploration. But during this past winter there were at least two articles that appeared in The Edmonton Journal by James H. Gray who seems to be pretty well known in the oil and gas industry. He stirs up a bit of trouble every now and then. He pointed out that American-owned companies can divert excess profits for exploration in Canada or other countries and they can write off 30 per cent of that. I believe the Canadian government also allows them to write off 30 per cent of the cost of exploration. Then during this past winter the Alberta government announced a rebate of drilling costs. All in all, when you total it up, it appeared that these companies were able to write off about 90 per cent of these excess profits in one way or another. They kept men employed - a good, they tore up a fair bit of land - a bad. This enabled them, according to Mr. Gray and also, interestingly enough, according to an article in the now defunct Saturday Review, to improve their overall profit position. Therefore, it was to the company's advantage to chance exploration, even where the chance of success was very small.

I think this goes some way to explain why a lot of these leases are leased many times over. These government allowances balance the elimination of the depletion allowance which would have lost its value anyway as the supplies of oil and gas decline. The number of finds, interestingly enough, in this province have decreased from about 1 in 5 in the '50s, to 1 in 10 in the '60s, and in 1972 something like 1 in 100 wells drilled were successful, as I recall it. I'm sticking my neck out here, setting myself up as a straw man, but that's all right, because I think this is something which hasn't been mentioned and something which someone here may want to take up. In the meantime,

when I get back to Edmonton, I can dig out some of this stuff and see just how close I've come.

A suggestion, perhaps a bit frivolous, is that we should just set aside a reserve somewhere which can be leased in perpetuity for all these companies to explore. They can concentrate all their damage in one area.

MR. ROTTENFUSSER:

Brian Rottenfusser, geologist, currently doing graduate studies at the University of Calgary.

I'd like to go on record as endorsing the Alberta Wilderness Association in their attempts to establish recreation areas with no access to motorized vehicles. I would here like to propose stringent licencing and noise regulations for snowmobiles. The damage which they do, both by trampling down the snow and by disturbing animals during their most vulnerable time of year, is hard to evaluate. However, I believe the damage is significant and the use of these vehicles should be strictly regulated.

Along the west side of the proposed wilderness area we find the Kananaskis Highway. As anybody who has been out there in the last year or so knows, it's an awful mess at the northern end right now. The development of the Kananaskis Highway should be changed in concept. Upgrading of the present road is a good idea. I'm in favour of this, but to push a 70 miles per hour highway through with such little regard for vegetation, animals and topography, contrary to public opinion, is unthinkable.

Also, the Lombard North study on the environmental impact of the Kananaskis Highway should be made public.

I would like to remind everyone that land, once developed for commercial and industrial use, cannot be returned to its true natural state, whereas land preserved in the natural state can be developed as social and economic pressures create a necessity.

MR. IRWIN:

Don Irwin of Calgary.

I was given the opportunity earlier today to sign a petition, and although it wasn't clear, the theme of the petition was that there was going to be a lack of access to the wilderness area. I was wondering if you could comment. It wasn't clear to everyone that there will be adequate access.

The second thing I'd like to comment on is that I think you have been far too apologetic to the oil and coal industries and you have centred on the cost of this development and not the benefits. I think perhaps you should expand on the benefits, the benefits of dollar input of your proposal. Has your group done any work in this area?

MRS. TENNANT:

Elizabeth Tennant. As a member of the public I'm a layman in these matters and greatly concerned.

I have listened to a number of briefs the last several days and I've questioned a number of people who have made briefs in the past, trying to get the overall picture and the philosophy behind each brief. The Wilderness Association seems to have gone to a lot of work

and done a lot of research in their brief. As a layman, I'm quite impressed with this.

I would like to ask the Wilderness Association if they have found, within these 12 or so areas they have designated the boundaries for, areas suitable for a true ecological wilderness. I have noticed that they now prefer the term wildland. I know other ecologists are saying they wish they had used the term wildland to designate true wilderness. I'm referring now to people like Dr. Pimlott, who is an internationally-known ecologist. I'd like to know where these areas are and what size they are. I've seen the overlays given by the Wilderness Association which they have said are the areas most suitable for preservation as wilderness and also perhaps the least affected by development which has already taken place in these areas. There are a great many leases for a great number of activities, oil, mining and forestry. So with all this work they have done in outlining these boundaries, I'm positive they know if there are true ecological wilderness areas there, and probably have a good general idea of their sizes.

Also, I would like to know besides this if they would be willing - I think it was indicated that they would be willing - to reserve some areas for true wilderness areas as provided by The Wilderness Areas Act. Even though I'm a layman I feel 144 square miles is ridiculous as a wilderness area. You cannot have a balance of nature in 144 square miles, even in relation to plants, let alone wildlife. There is not enough room there for a true balance of nature. We need larger true wilderness areas. Also, this leaves a reserve fund for future generations. If we have set aside some true wilderness areas now, we will have a reserve for future uses. We can always use pieces of this land later if we want for recreation and so on, but we need more true wilderness areas.

What does the Department of Biology at the University of Calgary think about using all these lands as recreation wilderness? Have they set aside particular areas they wish to reserve for research? I know many at the university are involved, so they are in a position to know what the needs are for having areas set aside as true research areas. I think this is my main concern.

Another concern I have is hunting throughout these areas. I hardly think that we can have hunting during the week and hiking on the weekends. Many families in Calgary won't realize that there is a differentiation of these days and will go out with their families and hike during the week. There is a difficulty in setting aside seasonal times for hunting because of this. I would like some areas where we can go and feel safe. Although the Wilderness Association has many hunters, and I know they are a powerful group and I'm glad they are, they surely would agree that some areas should not be subjected to hunting.

MR. SWAREN:

Arnold Swaren, President of the Alberta Snowmobile Association.

We had the pleasure of presenting a brief earlier. I'd just like to reply to the Wilderness Association's brief.

We do support the idea of a wildland area. We can't support the idea of eliminating vehicle traffic. Our advancing technology has provided us with these vehicles which we can use to get into areas which we could never reach on foot. I can't see any objection to the proper use of vehicles, properly muffled. We have very stringent laws now to protect against abusive sound levels.

I have had a 1969 and a 1970 model Snowcruiser both of which were quite noisy. Last year we bought new models, 1973's, and the technical advances in the muffler systems have made them very, very acceptable. I think a lot of the objection to vehicular traffic has been because of the noise level. We've had very bad press. We've had very bad public relations because of the early development of the snowmobile. I think if we can demonstrate to some of these people, and we suggested this to the cabinet, that if they come out with us on a family outing and experience the sport of recreational snowmobiling they wouldn't have quite as many objections.

I'd like to ask Jim if he has done a vehicle traffic count during the winter. Civil Flats, Bragg Creek and Millerville are basically snowmobile traffic areas. There is very little other traffic there. In the five years we have been snowmobiling, out of Bragg Creek mainly, we've only encountered two groups of cross-country skiers and we would contend that there is basically no conflict during the winter months. We enjoy hiking during the summer. At one time we had two trail bikes but we sold them because we do enjoy hiking, but we find that hiking in the wintertime is not our bag.

We used to dread the coming of winter until five years ago when we got into snowmobiling. Now we really look forward to it. The whole family goes and we enjoy our time around the campfire probably even more than the time we actually spend on the machine. But the machine gives us the freedom to get to places that we could not get to otherwise. For instance, last winter we had a very enjoyable afternoon at the glacier. We parked at Spray Lakes and we snowmobiled in some 20 miles to the head of the glacier, had our lunch, came out and were home for supper. You could never do this if you didn't have some mechanization. I only have one day off a week, Sunday, and I find that snowmobiling has improved my way of life by 1,000 per cent.

People keep saying, let's preserve certain areas for future generations. We must look at this concept. But we cannot go on and on and on preserving for future generations, or what the heck are we going to use right now?

MS. CHAPMAN:

Cindy Chapman, a student at Black Diamond Oilfields High School, which is near the area in question,

I have no questions. I support the brief by the Alberta Wilderness Association fully, but I do have a few comments to make. I listened to the gentleman from the snowmobile club and also to the gentleman from the trail bike association. I know that the majority of the youth in our area are willing to give up their snowmobiles, their trail bikes, their motorized vehicles because they know what they do. They have been there, they live there and they know how they wreck the environment. They want to keep the environment. I think that you don't need motorized vehicles inside the wilderness areas because then they aren't really wilderness areas. You are adding civilized means and you can use the civilized means in the civilized world.

My second point is that gas rationing is already being started in the United States, and it will start here maybe not soon but sometime, because our resources aren't going to last forever. If we restrict the motorized vehicles, we'll not only save some of the gasoline, because 2,600 vehicles is a lot to travel in one weekend, but people will become less dependent on their vehicles, cars, jeeps et cetera and then will use their legs and will be a more fit population. We'll be able to use our other resources just as much as gasoline.

MS. MCCREARY:

Laurie McCreary, also from Oilfields High School.

I'd like to say that I also agree with the proposal by the AWA. I feel there is a need for land to be set aside and left as wilderness. I'm sure if this happens, we won't regret it. There are so many people in Calgary that the youth I think feel a real need to get back to nature. I think this is illustrated by some of the things being done by the CYHA. The average degree of physical fitness in the country has been greatly reduced since the advent of vehicular recreation. Besides the need to become closer to nature, I'm sure the interest that this project will generate will improve the physical recreation of the average city dweller. This project can do nothing but good.

MR. LAIRD:

Philip Laird, of Calgary.

I've heard a passionate plea for one form of recreation. I'd now like to put in if I may a passionate plea for a minute or two for another form of recreation. I refer to cross-country skiing. I tried downhill skiing and I did not have the mental or physical capabilities for undergoing downhill skiing. It requires at least average coordination and ability to control your body going downhill at speed.

However, in cross-country skiing I found an activity which required more in the way of just gentle exertion rather than high-speed and high-coordination activity. I came to this country some years ago. I had been attracted to it by the Rocky Mountains. Ever since I was so high in school I read about the Rocky Mountains of Canada. When I first came here I was not disappointed, but I found one obstacle. That was the snow in winter. Back home you could go out hiking all year around, but here if you want to go hiking without snowshoes, skis or snowmobiles, you find yourself in the Rockies and foothills that high up in snow. It's quite fun, I can assure you.

But I found in cross-country skiing a means of getting around the Rocky Mountains in winter that was so enjoyable that I think I almost prefer winter to summer. This is only personal. I found in the first year I could do 5 or 10 miles. In the second year, with the assistance and companionship of people and various groups including the CYHA, the people with the expertise and knowledge of the country and the fitness, I was able to accompany them on 25 mile trips in one day. I learned later that this was not an extreme effort. Other people would do 40 miles in one day, but not me. I found also that one could extend to overnight trips. I remember one beautiful trip, from Bow Lake to Lake Wapta over the Balfour Pass, that took two days. We had to camp out in the shelter on the Balfour Pass. The temperature was about ten above. There was a wind. I might add there were about 20 people on that trip and it included two ladies in their 60s, both grandmothers. The trip was a memorable experience and I'm sure many people here have had similar experiences.

Most of the cross-country skiing is being pointed out as being confined to the Rocky Mountains. I submit that this is for a good reason. It is because people who go out on cross-country skis can be rather upset by the presence of mechanized vehicles, not only mentally or psychologically, but also physically. If you come down a slope and if there has been a hard-packed trail at the bottom, perhaps left by a snowmobile and if you come across that slope at an angle, chances are that you are going to go off and over. Then you have to pick yourself out of the snow. Sometimes it's fun, sometimes it's not so much fun.

Also, people might know that those who go out into the area first have to break trail. This is sometimes arduous. The people who follow on cross-country skis can take advantage of the labours of their predecessors. If a snowmobile goes over the track, over virgin snow, this too assists in reducing the labour for the cross-country skier. However, if a cross-country ski track has been laid, and if a snowmobiler goes over that cross-country ski track - it's more work to go over old snowmobile tracks than it is over old cross-country ski tracks.

I might add that over the last five years each year has seen a marked increase in the sale of cross-country ski equipment. It has grown year after year after year. I'm looking forward not so much to getting three miles away from Bragg Creek, where snowmobiles are used, but to going into the area designated by the Alberta Wilderness Association.

I'd also like to go on record as supporting the AWA proposals, not only for the Elbow-Sheep but for their other regions. Finally, in context of the presentation, the need was mentioned not only for consultation between various groups, but between governments. I think the idea of consultation between all those levels of government and the public is a good one.

MRS. LYONS:

Catherine Lyons.

We are campers and all through the hearings there has not been very much said about campers. I am concerned about this particular presentation because on the May 24 weekend we camped at Sandy McNab's camp. At that time Blue Rock was not opened. We were fortunate enough to go out Friday afternoon and got ourselves a nice spot in which to camp. By Saturday afternoon Sandy McNab's was packed with trailers and tents and campers, every kind of conveyance was there. I don't believe very many of the people had a very nice camping experience there. There were no tables, there were no fireplaces and in consequence there were little fires all over. There are not enough facilities for the campers, as far as I can see, outside this area. There is camping at Gorge Creek and it is in the same very, very overcrowded condition. There is camping on the North Fork and there is the same situation. On a holiday weekend you can go there and all types of campers are just packed in side by side.

Blue Rock, which is within this boundary, has 13 camping spots. Blue Rock is beautiful and just can't be beat as a camping spot. There are tables and fireplaces and an area for you to put your car or your trailer, if you can get your trailer up there. There is a very steep hill to get to Blue Rock and the road is very rough. But we put our trailer up in Blue Rock last weekend and had a beautiful weekend. We were all by ourselves. We didn't even have any bears last weekend. It's just tremendous. There should be many more of this kind of campsite. This particular campsite is on the side of Blue Rock Mountain. We've camped there in the summer and in the fall. You can walk, you can hike. Last summer my husband and I waded the Sheep River and walked up Junction Creek for a considerable distance. We fished and we got one fish. I'm afraid it is overfished because of the concentration of people right in that area.

These are all areas directly outside the area that the Wilderness Association intends to have as its boundary. Also, we have in the past driven through the road, which I believe Mr. Eickmeier said was from Ford Creek to Blue Rock. I'm not sure of the Elbow boundary. We have driven that road several summers. I don't believe we were there

last summer. It's late summer when the creeks are low enough to take your car over. It is one of the most scenic roads in this part of the forest. It goes very high and you have a tremendous view. The mountains are just beautiful. You must ford many little streams to cover this area. But I would feel very badly if this road were closed to me because I'm not able to ride in or hike in.

I feel that I, as well as other people, should be able to enjoy this beautiful, beautiful scenery. This gentleman said, you are never too young to start hiking, but perhaps you get too old to hike and to backpack. I haven't ridden a horse since I was a child so I don't know how well I would do packing into that country, but I would hate to see it closed to us completely because we have to use our car.

I don't see why the Wilderness Association would consider hunting in that area, should it be set aside as wilderness. I feel that hunting is not compatible, considering that many speakers have mentioned that animals are competing at the present time with commercial grazing and that there are not as many of them as previously. If this area is set aside, perhaps it should be as a sanctuary, rather than a hunting area. I do not feel that trophy hunting should be allowed. I feel that it would develop that the hunters' outfitters would truck the horses to the boundary and then there would be pack horses and saddle horses and you would have quite a considerable number of horses in the fall. These, of course, would compete for the forage with the native animals.

I feel that with the increasing use of helicopters you will have people coming in by helicopter to hunt. How does the Alberta Department of Lands and Forests police an area of this size? I just don't understand how it is going to be managed. Also, I feel that closing this area off, as it were, you are going to have many, many trespass problems. I think your problems of trespass on the boundaries are going to be very difficult.

This is Crown land. Chief Snow said the other evening that his people felt that they were entitled to hunt on Crown lands. Would this be available to them or would it not? I feel that this particular area, close as it is to the city of Calgary is tremendous for all sorts of things. But I feel that we must recognize the large numbers of people who travel by trailer, camper, tent trailer and such equipment. Where are they going to go? This is the place most accessible to them. The national parks are packed on the weekends. You can scarcely move in Elbow Falls on the weekend. I'm not as familiar with that part of the forest. But I know on the other side of the forest in the Sheep area that the crowding is very, very bad.

MS. MCKENDEN:

Ann McKenden.

I would like to support the Alberta Wilderness Association for two reasons. One, I think we should have recreational uses where people can enjoy nature and not compete with vehicles. In this sense, I would like to say my second reason is that I believe we should have the areas preserved as wildland areas as suggested. Have you ever hiked in an area where you are competing with vehicles?

The president of the snowmobile association said that they wanted areas which were in areas where people were hiking. Why do they have to use these areas too? Have you ever gone skiing and found a snowmobile across your track or heard that noise? I would also like to comment on the previous lady's response to no vehicle traffic. If she didn't drive her car so much, then she might be able to hike in

these areas. I would like to strongly support the Alberta Wilderness Association and say we should have zoned areas for snowmobiles, for camping, for hiking, for people who want to enjoy the wilderness.

MR. GEISLER:

Eric Geisler.

I take it, although the Wilderness Association hasn't said anything, that this area will continue to be administered by the forest service? I'd also like to know what is proposed in the way of fire control. Will they use vehicles on the ground, will they use helicopters or will they let the fires burn as the U.S. Forest Service has decided to do in some of their higher areas?

MR. FRANCIS:

Danny Francis. I represent myself and a lot of other people who just love the land.

To start I think there is a basic difference in attitudes toward the land. If we start this, maybe in the future more people won't have to ride in cars because they will be healthier from hiking.

There was talk about the decrease in job opportunities if you remove people from the oil industry. These people could be put into some sort of service for the government in the biological and ecological control of certain areas and biological management of areas.

I'd like to say one more thing. I heard talk today about this park for people's sake so people can have enjoyment. But what about nature for nature's sake with nature just being there, without man disrupting it or using it to his advantage, but just knowing it's there.

MR. QUINTILIO:

Dan Quintilio.

I'd like to say that I wholly support this wilderness area. I'd very much like to see it go in. I cannot say I would like to see snowmobiles in it. The president of the snowmobile association said they get to a lot of places they couldn't get to on foot. I think that goes for the people who have cars too. You stop a snowmobile and you stop a car, or you let a snowmobile go and you let a car go. You're right back where you started.

I would also like to say that as far as Mount Rundle and Lake Assiniboine are concerned, I think the last thing we need in this province now is to use up the eastern slopes of the Rockies on another community. We've got a lot of country in Canada and I don't think the eastern slopes of the Rockies is a good place to be developing houses or, as far as that goes, ski resorts.

MR. EICKMEIER:

I would like to thank those people who expressed support for the Alberta Wilderness Association proposals. I'd like to suggest to the people who have not had an opportunity to speak at these hearings that they still have the opportunity to write in their views. Input is what we want. We don't have all the answers. We have very few of them, I suppose.

I have my cards somewhat mixed up here so I'll not be able to respond in the order the questions were asked. Mrs. Lyons brought up many very good points on the matter of recreational facilities and the need for overall planning with regard to recreational needs. I agree with her wholeheartedly when she pointed out that Blue Rock is a very fine campground which, of course, in the framework of our proposals would be kept open as a campground.

She brought up this one point of the loop road. I can respect her objections to closing it. She points out that it is a very beautiful area, as she said, perhaps one of the most beautiful areas in the mountains. I would suggest, though, that it is a very beautiful area because very few people have had the opportunity to travel that circuit road. If we upgrade it and let more people travel it, then it will be just the same as any of the other areas we have such as the Kanabaskis Highway which is in a very beautiful area. This is probably one of the last of the few areas where we have a road that we could allow to revert to its former status. It's beautiful because it is remote. I would point out that this is 28 miles, whereas we have a total of 160 miles of roads within the forest reserve along the eastern portion of the wildland area, including the Kanabaskis road.

Mrs. Lyons believes that hunting is not compatible. I feel that it is something that should be a management decision. If the public speaks up strongly enough in opposition to it, if this is what the public wants, then perhaps that is the way the management decision will go. I'm not trying to force hunting on such areas but certainly there is another very large segment of the population who are in favour of hunting in these areas. I can only suggest this is something that should be handled by a management decision.

She has said that at some point we are all too old to hike. I suppose this is true. I hope that when I am too old to hike, at least I will be able to say that when I was a young man I did hike in that area and I'm glad that today it exists as it existed when I was a young man, recognizing that I can no longer hike in it. I believe we have to cater to our older citizens. I believe we can in the process of upgrading some of our facilities in our forest reserve lands, but not within our wildland areas. Perhaps there is a point where we can no longer do this. I've been advised of one situation, before we even had the Kanabaskis road, of a paraplegic who went by horseback west from the Turner Valley with a party, of course, right into the Kanabaskis lakes. There are a tremendous number of things we can do. I think we will appreciate these things even more when we achieve them without benefit of the vehicle. I guess we cannot criticize the vehicle. It's gotten us where we are today, but we certainly have to question its use in all areas.

As to hunting, I would point out that there may be a solution here with regard to the seasons. I only threw that out as a suggestion. Maybe you could have later seasons in some areas if the hiking use is extended into that time of the year.

I believe we will have trespass problems. This is an educational problem. But I also believe that in this day and age in our schools, young children and high school kids are much more aware of what the real problems are in our society and that the problems of trespass will become less in the future.

I may have misunderstood Mrs. Lyons, but I believe she did say the area should be open to the Indians to hunt. I do think we have a conflict here if the area is not open to the white man to hunt but the

Indian can hunt. There may be a good basis for that. But there may also be a conflict of views here. What do we really want?

Mrs. Tennant felt that within the wildland area there should be a wilderness area set aside and wondered to what extent the association has outlined these areas or has looked at the possibility of them. I agree that perhaps there should be areas such as this set aside within the wildland areas. We would be glad to cooperate in trying to select these areas but we do not have specific areas in mind. I suggest that in setting such areas aside we are looking for something so future generations can say, this is as it was, now to what extent have we altered the rest of the environment? So we do need some untouched areas which have been disturbed to an even lesser extent than a wildland area. So maybe it isn't so important what particular stream or watershed we pick. But it is important that we have these areas spread along the total foothills so that we have a range of terrain, climatic conditions, animal habitat, and flora and fauna.

Mr. Swaren asked whether we had done a vehicle count with regard to traffic usage during the winter, snowmobile usage in particular. We have not carried out such a study but I think it would be very worthwhile. He did point out that his activities take place in the Bragg Creek area. Correct me if I am misrepresenting you, but I am left with the impression that most of your actual activities, as family activities, are within the lowland areas, the areas where you have your many seismic lines, where you have, for example, the old Morley Trail, the old historic Indian trail which to some extent has been eliminated by the construction of roads over the original trail. I suspect that this is where he has carried out a great deal of his activities. I suspect that if we carried out actual vehicle counts in this area we would find that a much greater percentage of the actual usage is in the lowland areas.

I pointed out previously that about two-thirds of the total area below 6,000 feet on the eastern side of the reserve is outside the proposed wilderness boundaries. He, of course, cannot support the elimination of vehicle traffic within the wildland area. I would say that this is basic to the concept of a wildland area. It is a conflict. I would suggest the answer lies in zoning. I indicated previously that dependent upon the views of the public and upon the findings of this commission, maybe changes will be required. Those changes might not necessarily be what the Alberta Wilderness Association would like to see, but they may be dictated by the views of a large part of the public.

We have put forth a proposal. We want public participation. We want the public to express its views on it. We think, as a result of this, that we can achieve something much better for all of us. We believe that recreational needs must be considered, all types of recreational needs. We believe that the priority considerations should be given to recreational needs and this is certainly so in the Elbow-Sheep headwater areas and the Bow Forest immediately to the west of us.

A gentleman here enquired about provision for fire control and forest fire protection. I do not have an answer. Some people would say we should leave it as is and have no control. I would suggest that with the existing boundary roads we are no more than 10 or 15 miles from any one location; that we can, in fact, hike in to fight forest fires. I will make that statement based on experience because I have fought forest fires in northern Ontario. I have been flown into lakes and I have hiked 6 and 8 and 10 miles with the firefighting equipment to fight such fires. I see no difference in this area. It can be done. We don't necessarily need vehicle access to fight forest

fires. Perhaps we do need a better system of surveillance which enables us to spot these fires earlier and get to them before they are completely out of control.

Mr. Francis asked about nature for nature's sake. I think this goes back to the concept of true ecological wilderness areas, the same point brought up by Mrs. Tennant. I have commented on that.

Mrs. Southern expressed some concern for the handicapped and the elderly. I think I have commented on that already. She also indicated the need to enhance the status of the rangers, people who patrol or who have responsibility for this area. I concur with her completely on that.

Mr. Irwin commented on a petition and if I may, I would like to read this petition to the group here. The petition is raised by a number of gentlemen who, I would take it, are vehicle-oriented. The petition is in opposition to the wilderness area. I will read it and comment.

Whereas a wilderness hiking club is attempting to secure legislation in the Province of Alberta which, if passed, would prohibit the use by citizens' vehicles of wilderness areas bounded by the Highwood River, the forestry reserve boundary, the Elbow River and the Kananaskis Road, roughly comprising 528 square miles, if news reports are correct. The entire area is proposed to be set aside prohibiting recreation vehicles like snowmobiles, four-wheel drive vehicles, trucks, motorcycles and passenger cars. The area is adjacent to Calgary and is heavily used by families for day and weekend activities such as hunting, fishing and hiking. Since the area is so vast, leaving vehicles at the border of the same forest reserve boundary would cause many hours of needless hiking to penetrate the area. There are national parks set aside admirably suiting the purpose proposed by this club and there is no need to deprive citizens of this delightful area. We therefore affix our names and addresses to the attached petition to demonstrate that we are against any restrictions to be imposed upon free travel in this area, and are all of the full age of 18 years or more and residents of the Province of Alberta.

If I were not aware of the contents of the Alberta Wilderness Association brief, and had not I had the opportunity to investigate just what the Alberta Wilderness Association proposed, I too would have signed this petition.

The facts of the matter, of course, are that we are not asking for a closure of the forest reserve boundary. We are not asking that people be deprived of access into these areas. It is my understanding that about 2,500 people have signed this petition. I'm not aware whether it has been presented here. I can speculate that it was felt that once people became aware of the actual proposal, the petition would become irrelevant. Nevertheless, 2,500 people have signed and I feel that some comments are necessary here.

It is stated in the petition that there are national parks admirably suiting the purposes proposed by this club. I would point out that I would much prefer to hike in the Elbow-Sheep area. Last summer I had one encounter with a grizzly bear, a female with two cubs, and I think the chances of that occurring are less likely in the Elbow-Sheep area. I believe our national parks people would also indicate that they are seeing the limits of the capability of the national parks to accommodate hikers. The growth, the future demands are such that we can no longer depend on the national parks to take

care of the recreational needs of Albertans. I think we have to face up to that fact, that we have to face up to our own needs.

Mr. Irwin also asked for some comments with regard to economic benefits. Of course these are very difficult to pinpoint. But I would suggest to you that 35 hours of the week are spent working for the companies and for industrial enterprises. This is in an economy that generates something like \$100 billion gross national product in any one year. We have much more than 35 hours of leisure time and maybe we could think of leisure in the same terms. If our 35 hours working time generate \$100 billion in gross national product, perhaps our leisure time has an equivalent value in terms of social, recreational, education, health and aesthetic considerations.

561-1

THE CALGARY MANAGEMENT GROUP LTD.

229, 805 - 5th Street S.W.,
Calgary, Alberta T2P 1W3
Phone: 266-6670

Presented by: D. Grier

February 26, 1973

Director of Lands,
Department of Lands and Forests,
Natural Resources Building,
EDMONTON, Alberta.

Submission for Recreational & Tourist
Development in Bow River Basin
(Watershed District No. 2)

The specific area where a tourist development is proposed is north of the Trans Canada Highway between the traffic circle at the junction of Highway 1A and the Trans Canada Highway and west towards Harvie Heights.

As the Province of Alberta owns the land required for such development, the proposal would involve leasing land from the Provincial Government on a long term basis or purchasing the land. The amount of land required would depend on what facilities the government is prepared to allow a private developer to erect.

The developer proposes to erect accommodation for tourists in the form of a central lodge, individual cabins, swimming pool, trailer court and camping facilities.

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Calgary, Alberta T2P 1W3
Phone: 266-6670

TEN GOOD REASONS FOR DEVELOPMENT OF THIS LOCATION

1. The Banff National Park is not able to provide adequate facilities for family tourists.
2. Banff itself is too expensive for the average family to cope with, while on holiday.
3. The area lends itself as a focal point for Albertans and others who are exploring the country known as the Eastern Slopes of the Rocky Mountains.
4. The accessibility to main highways with underpasses and overpasses already built to eliminate traffic hazards.
5. Service Centres for automobiles are in the immediate neighborhood.
6. The town of Canmore is adjacent and has all other services required.
7. The topography of the land is suitable for a large camp and trailer court.
8. The area has a gravel base which will provide good drainage.
9. Employment of local people in Canmore can provide some relief from dependence on coal mining activity.
10. The Provincial Government controls the land and can therefore lay down regulations for orderly development and also make enough land available to provide the proper atmosphere.

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Calgary, Alberta T2P 1W3
Phone: 266-6670

CONCEPT OF DEVELOPMENT

To provide the amenities required by the tourist on the basis of essential things at a reasonable cost which will enable families to enjoy the great outdoors in one of the most beautiful settings in Canada.

Since Banff is no longer able to meet the requirements of the average family, it is time for the Province of Alberta to open up new areas for the travelling public.

SUGGESTED PLAN OF DEVELOPMENT

The Provincial Government has requested suggestions for the private development of recreational and tourist projects. As the Bow Valley Provincial Park is not too far away, any developer would like to be assured that he would not be in competition with an expanded development in this area as has been mentioned at different times. There would be no objection on the other hand to the Provincial Government setting out regulations as to how the location had to be developed, on the understanding that it was to be meant for family use at a price within reach of most Alberta families.

In this respect there could be different types of accommodation for trailers and tents. One type could be located in an area providing central washroom and shower facilities but in a wilderness setting. A second type could provide the same facilities but there would be paved roads and built up pads for trailers.

The central lodge would provide first class accommodation in a rustic setting. The emphasis would be on reasonable prices.

Individual cabins would be located within easy walking distance of the lodge and would conform to the rustic style of the lodge.

An outdoor swimming pool would be provided for the use of guests and the travelling public. An exciting feature of this development is the possibility of providing heated mineral water. Some preliminary work has already been done in regard to this matter.

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Calgary, Alberta T2P 1W3
Phone: 266-6670

METHOD OF FINANCING

1. Private funds can develop this proposed project with the aid of the Province of Alberta in providing enough land, either through sale or long term lease.
2. If the Provincial Government desires participation by the general public, then the idea could be expanded into a summer village, with the Government selling or leasing land for lots for summer cabins in the general area.

SKETCH OF DEVELOPMENT

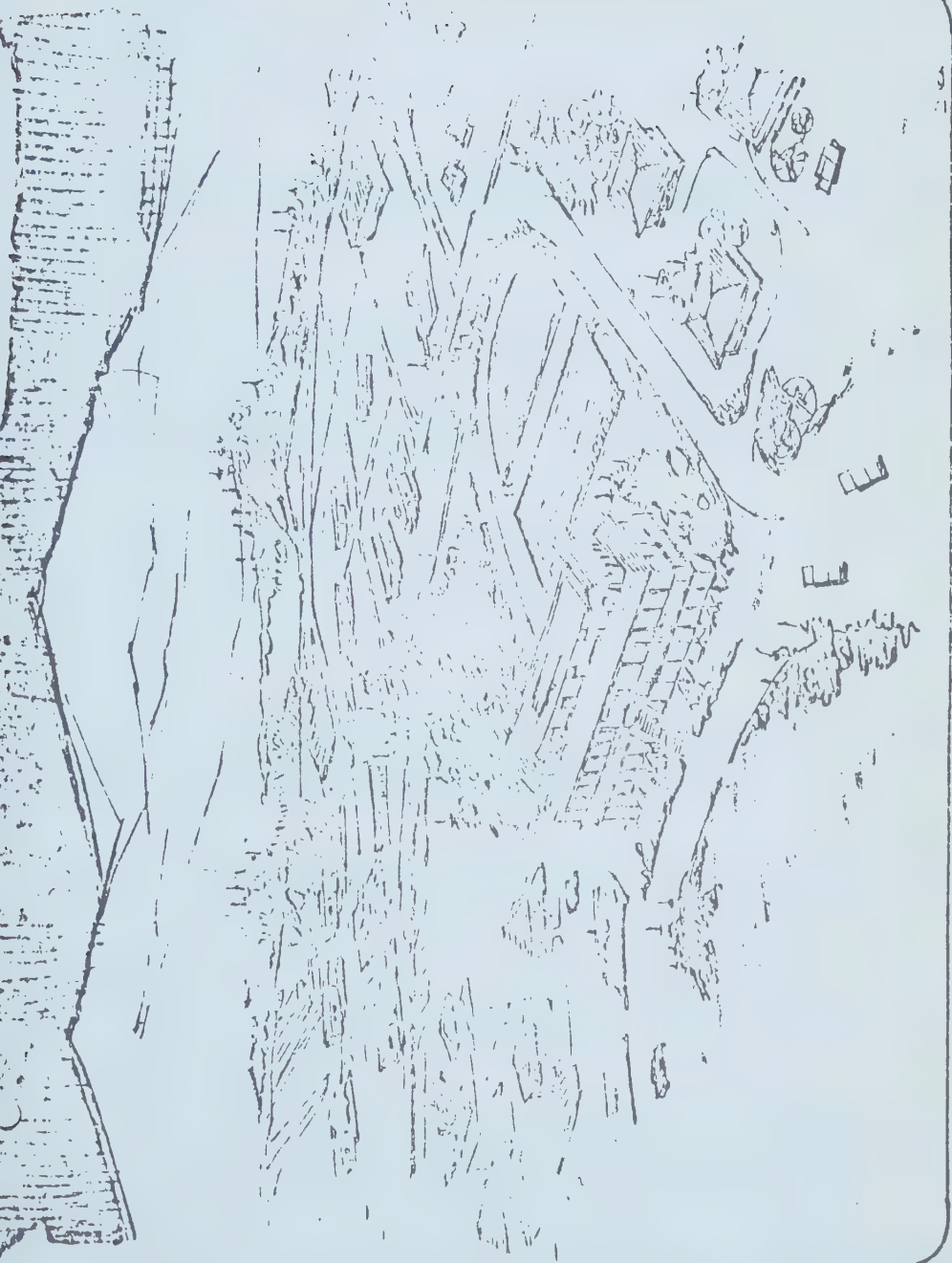
The attached sketch is submitted as a visual aid to show the general concept of the proposed development.

Respectfully submitted,

CALGARY MANAGEMENT GROUP LTD.

per D. J. Grier.

561-5



QUESTIONING BY THE AUTHORITY

MR. KINISKY:

Approximately how many people do you propose would be housed in this particular development at one time?

MR. GRIER:

I wouldn't make any estimate at all. I think a development like that should be proceeded with in stages. It would depend a great deal on how much land was made available.

MR. KINISKY:

Since you are going to be separated from the Town of Canmore by some distance, how do you propose to supply yourself with water?

MR. GRIER:

I understand that the water supply of the corridor is good in that area. My information is second-hand but the person who gave it to me has talked to some plumbing inspectors in the provincial government.

MR. KINISKY:

You are talking about wells as the basic water supply?

MR. GRIER:

Yes, sir.

MR. KINISKY:

The system you have outlined for sewage is actually a pretty fair one during the summertime. How do you propose to handle the problem in the winter? Do you propose to stay open during the winter months?

MR. GRIER:

I think we would propose to stay open but I couldn't answer that at the moment.

MR. KINISKY:

Have you had any discussions at all with the regional planning commission concerning a development like this?

MR. GRIER:

Not lately. We were talking to them two or three years ago.

MR. KINISKY:

But you have not made any official approach to the planning commission?

MR. GRIER:

No, we haven't.

MR. KINISKY:

Have you had any discussions with the Town of Canmore?

MR. GRIER:

No, sir.

MR. DOWLING:

Mr. Grier, you must have some idea as to where you would expect to site this particular development. Can you give us some indication of that?

MR. GRIER:

It is still in a state of uncertainty. It's Crown land. The only thing I can suggest is that it has to be either near the interchange with Highway No. 1A or further west towards Harvie Heights where there is an overpass. But I think any location between the two is satisfactory, of course, keeping in mind that there will be no interference with the Harvie Heights development. They would need a buffer zone.

MR. DOWLING:

How much land do you think would be required to develop the project as you conceive it at the present time?

MR. GRIER:

I would think we'd need 40 acres and we'd be glad to have more.

MR. DOWLING:

How flexible could your site be? Would a proposal such as this be viable if it was located east of Seebe, east of the Morley Indian Reserve, right out of the corridor altogether?

MR. GRIER:

We haven't looked at anything there. We think that with the service centres already located on the south side of the highway this is a logical place to be. Other speakers have mentioned the density. You have a high density area there and this, I feel, is good.

MR. DOWLING:

You are acting as a spokesman for the Calgary management group. Can you tell us something about that group?

MR. GRIER:

Yes, this is strictly a management group. The people associated with us are not part of the management group. This is a firm of my own, but it's merely the vehicle for presenting this to the hearings.

DR. TROST:

You say that the developer proposes to erect accommodation for tourists in the form of a central lodge, individual cabins, swimming pool, trailer court and camping facilities. I'm interested in the present state of your planning in respect to these facilities.

MR. GRIER:

There are no final plans at present. We have talked at different times with a manufacturer of cedar log buildings who is very interested. We have had an opportunity to inspect many different plans, and we have even revised our thinking on it in the last while. We have also discussed it with people in the hotel business, they as well as other people are interested.

DR. TROST:

Has your management group experience in developing tourist facilities, or are you bringing people with experience into the group?

MR. GRIER:

We would be bringing in people with experience. This management group is strictly myself. It's not as if we're talking about a development that will be completed by this group. The management group would be just one of the participants.

DR. TROST:

Have you developed a dollar figure?

MR. GRIER:

Yes, we have thought that you couldn't really proceed under \$1 million worth of construction.

DR. TROST:

And your feeling is that that might be provided, partly by private financing and partly by public financing? That would be the sale of shares?

MR. GRIER:

Yes, I think we'd give the opportunity to the public, providing there can be an arrangement which will have to be approved by the Alberta Securities Commission. If that isn't sufficient, we have private investors who will come into it.

DR. TROST:

Have you found interest among private investors?

MR. GRIER:

Yes, we have.

DR. TROST:

Have you done any investigations to support the concept that it would be a viable, profitable operation?

MR. GRIER:

We think that our plan is right. This is basic accommodation; it wouldn't be a luxury-type lodge or cabins. We go for a rustic design which would keep the costs down. As we have stated, we feel our proposal doesn't conflict with the luxury type. We're interested in family business at a reasonable price.

DR. TROST:

The location you have suggested in your brief sounds as if it may be on the lower benches of what is sometimes called Lady Macdonald. Is that right?

MR. GRIER:

It could be, yes.

DR. TROST:

That would be a favourite?

MR. GRIER:

It would be, yes.

DR. TROST:

If this were to go forward, what would you need from the government?

MR. GRIER:

The main thing is land. Also, as I have mentioned, we realize there have to be rules and regulations and we want to be accommodated as far as good conservation practices go. We don't expect to get everything, but we think it is the government's function to lay out these regulations, even to participate in management. In other words, there could be a member of the government on the managing committee. We have to conform to guidelines from the government which I think is good.

DR. TROST:

So your needs from the government would be basically the use of the land, which is Crown land as I understand it, and then a set of regulations under which you could operate the business.

MR. GRIER:

That's the way I see it.

DR. TROST:

You have no need for financing from them?

MR. GRIER:

No, we don't think the government should finance us.

DR. TROST:

With regard to your relationship to the Town of Canmore, do you feel that you would be outside the limits of the Town of Canmore if it were to expand its town limits, or would you prefer an expansion that would put you within the town limits?

MR. GRIER:

I hadn't really given that too much consideration. Considering Canmore's past - if the town changed its name that might be a good idea. I'm sure we could pick a much more romantic name.

DR. TROST:

You were thinking maybe of something like Canless?

MR. GRIER:

That sounds like environment.

MR. DOWLING:

In your brief you speak of the possibility of providing heated mineral water. Can you tell me if you have been able to locate a source of mineral water in the valley?

MR. GRIER:

Yes, we have located a source. I don't think I want to elaborate on it, but I will say it has to be heated a little.

DR. TROST:

You have a cold source, eh?

MR. GRIER:

Let me say it's lukewarm, and maybe that's stretching it a little.

DISCUSSION ON BOW RIVER BASIN
RECREATIONAL DEVELOPMENT PROPOSAL

MR. KYLLO:

Leo Kyлло; I'm with the Western Conservation Foundation.

I think one important point that a good many people here will express is that developments of this nature should be compatible with the local functions. I'm not sure whether Mr. Grier's proposal has looked into some of the local functions to any great extent, but I would recommend that this be done.

We don't feel there should be any sale of public lands to private groups. This sale could be arranged through the local administration, perhaps through an expansion of the Town of Canmore, to allow such developments to take place under local control.

We don't feel that anything less than tertiary sewage treatment should be allowed, possibly nutrient removal should be considered. This gets into some pretty strong environmental problems. With the water supply for a good part of the valley being quite seriously affected by the sewage disposal, this should be studied extensively.

Those are the general comments. I'd like to commend Mr. Grier on the development proposal. I think it has merit in a good many ways. We do have our reservations, of course, but the commendation is extended.

MRS. APPLEBY:

Edna Appleby.

I just can't let this go without saying something. As you know, we fought for this fancy sewage system in Canmore for a number of years. Outside the school here we have fields and fields of sewage and we were very, very happy when the town finally decided to put in a cistern. We were getting plenty of pressure to get a cistern, let me tell you that. I'm not an engineer, but certainly a lot of study is required before you go up the highway and fill the ground with everything.

It is very nice that you are going to supply Canmore with hewers of wood and carriers of water. We are bringing grade 12 graduates out of our high school here and we need a different kind of employment.

Canmore was named either by Duncan Smith or William Van Horne when the railway went through here. It was named in honour of King Malcolm Canmore of Scotland. We are very proud of our name and we will fight to keep it.

MR. BRAY:

Roy Bray, a businessman in Canmore.

I'm a supporter of Mrs. Appleby for retention of the name Canmore.

Listening to briefs the last couple of days here, people keep talking about poor Canmore being dependent upon the ups and downs and whatnot of Canmore Mines. I've been in a business on the main street in Canmore for going on 8 years, and my brother for about 15 years. Ever since we have been in business, there has been a steady increase.

There have been no ups and downs other than seasonal ups and downs. Each summer is better than the summer before; each winter better than the one before. But when these big developers come and say, we're here to save Canmore and build a big recreation area, I don't know what they are talking about. As far as the businessmen are concerned, I can only say we have had a regular and steady increase in business.

I started another business four years ago that is dependent upon tourism. Each year that business has increased about 50 per cent. Once again, I can't see where we need to be saved.

These different developers seem to think we need them for the purpose of employing people. Some government figures indicate that Canmore is probably one of the areas of lowest unemployment. We don't have a surplus of unemployed people. During the summer in particular we have over 400 people going to Banff to get jobs. The local businesses on the highways, motels and such, experience a shortage of people. We don't have enough people to support the jobs we have here already.

Something we are short of, which no proposals seem to solve, is housing for the local person, filling chambermaid or non-administrative positions in these different developments. We think of the staff at Banff who do nothing but cry, where is accommodation for our summer staff, and so on. No proposal has ever been made to solve this type of problem. They think, well we're going to get our chambermaids, our cooks, our dishwashers from Canmore. Aren't we great? We're giving them jobs. But we don't have a surplus of these people. Also, if we bring in more people, where are we going to put them? The individual family house on a lot - hopefully with lots of trees - we don't have them. We have a shortage of housing lots.

Canmore Mines have been talked down in a lot of cases. I contradicted that before by saying we have had a steady growth rate in Canmore for a number of years. I attribute a lot of it to Canmore Mines, also to other developers, including myself.

Canmore Mines came to Canmore in 1886. They have been employing people ever since. They have added a lot to this community and probably, directly or indirectly, have caused this community to be here. I take exception to these companies saying Canmore Mines is a 'has been' company, the Town of Canmore will die without it. This is not so. Canmore residents right now are diversified in a whole lot of different occupations, including holding many positions in the Banff area.

We don't need saving if this is the purpose of these hearings. Canmore is growing.

MR. GRIER:

Mr. Kylo of the Western Conservation Foundation raises a point about being compatible. As far as I'm concerned, I haven't had any criticism that we aren't compatible. I think we are.

Sale of land: we don't expect the government to sell land.

Tertiary treatment of sewage: I don't know all the details of the proposed sewage system but I do know that this has been used within the city limits of Calgary. I know that a plumbing inspector with the provincial government is familiar with it and he is satisfied it works.

Mrs. Appleby mentioned the sewage fields. I don't believe this is the same type of treatment that she is referring to but again I am no authority on it.

I'm glad to hear that Canmore residents don't want to become "hewers of wood". But I do believe there are still many people going to Banff to find employment. As far as I'm concerned we want to live in the town of Canmore. I did mention a change of name. That was a little facetious maybe. I was thinking of an Irish atmosphere, but I don't think Mrs. Appleby would go along with an Irish name. I don't know what we'll do.

I'm not saying "poor Canmore". I think any town the size of Canmore in this province needs all the help it can get. There is a decay setting in. Maybe it's the media giving us the wrong impression. If that is the case I hope I haven't offended anybody. It was meant for the best. If there's no unemployment that's good.

You mentioned housing which, of course, has nothing to do with me. The one thing I did say was that at least I would like to live beside Canmore and encourage the people who would stay in our facilities to patronize the town of Canmore. I don't think Mr. Bray can object to that.

Proposal submitted by: Mrs. E. Wilder

BANFF RECREATIONAL PARK

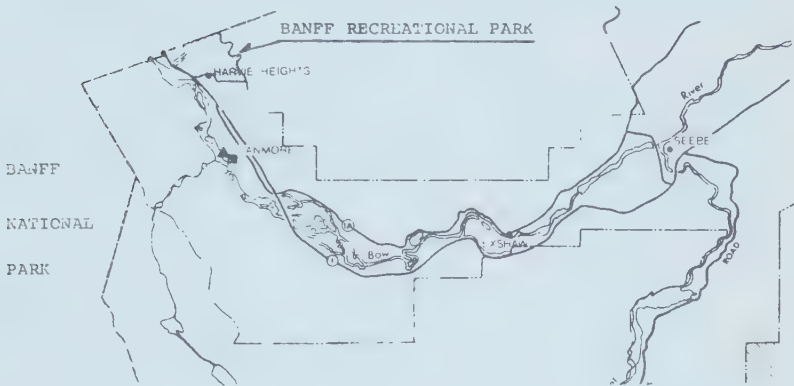
CANMORE CORRIDOR

BOW RIVER BASIN

THIS DEVELOPMENT WILL INCLUDE:

- a) SERVICE CENTER: providing the following services
 - 1) PUBLIC SHOWERS
 - 2) PUBLIC TAKE-OUT - INSTANT SERVICE
 - PREPARED FOODS
 - GROCERIES
 - REFRESHMENTS
 - 3) PUBLIC LAUNDRY FACILITIES
 - 4) PUBLIC SWIMMING POOLS
- b) CAMPGROUNDS
- c) 36 HOLE GOLF COURSE
- d) HOTEL / MOTEL COMPLEX
- e) AIRPORT

THE LOCATION OF THE PROPOSED DEVELOPMENT SITE



LOCATION

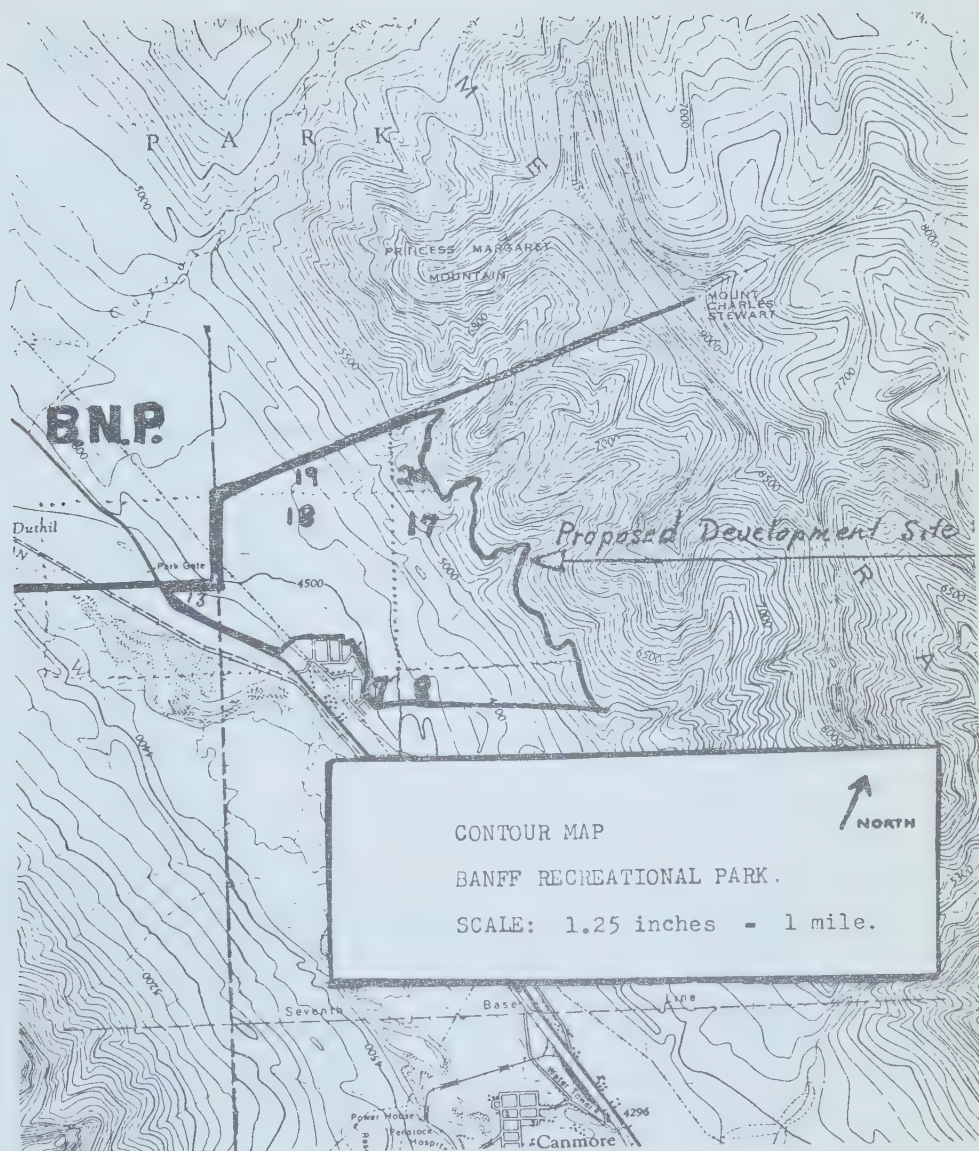
- ON THE SOUTHEAST CORNER OF SECTION 13, OF TOWNSHIP 25, RANGE 11, WEST OF THE 5TH MERIDIAN, LYING OUTSIDE OF BANFF NATIONAL PARK AND TO THE NORTH OF THE TRANS-CANADA HIGHWAY.
- ON THE PORTION OF SECTION 18, OF TOWNSHIP 25, RANGE 10, WEST OF THE 5TH MERIDIAN, LYING OUTSIDE OF HARVEY HEIGHTS SUBDIVISION.
- ON THE SOUTH PORTION OF SECTION 19, OF TOWNSHIP 25, RANGE 10, WEST OF THE 5TH MERIDIAN, LYING OUTSIDE OF BANFF NATIONAL PARK.
- ON THE SOUTH PORTION, WESTERLY QUARTER SECTION OF SECTION 20, OF TOWNSHIP 25, 10, 5.
- ON THE SOUTHWEST 3/4 SECTION OF SECTION 17, 25, 10, 5. ON THE NORTH 1/2 SECTION OF SECTION 8, 25, 10, 5.
- ON THE NORTH EAST 1/4 SECTION OF SECTION 7, 25, 10, 5, LYING OUTSIDE OF THE HARVEY HEIGHT SUBDIVISION.

REASONS FOR THE LOCATION OF THE PROPOSED DEVELOPMENT

- 1) AFTER A THROUGH STUDY IT IS THE ONLY LOCATION IN THE CANMORE CORRIDOR WHICH IS SUITABLE TOPOGRAPHICALLY FOR A RECREATIONAL DEVELOPMENT.
- 2) IT IS THE ONLY AREA WITH EASY ACCESS TO HIGHWAY # 1.
- 3) IT IS CLOSE TO THE PARK GATE AND CAN EASILY SERVICE THE PARK OVERFLOW - THUS BRINGING VISITORS TO ALBERTA , WHO WOULD OTHERWISE BE SENT TO B.C.
- 4) ITS CLOSE PROXIMITY TO HIGHWAY #1 MAKES IT IDEAL FOR CAMPERS, THE MAJORITY OF WHOM DO NOT WISH TO VENTURE ANY DISTANCE FROM THE HIGHWAY.

ALTERNATE LOCATIONS

AFTER A COMPLETE STUDY OF THE CANMORE CORRIDOR, BOTH BY LAND AND BY AIR , WE COULD FIND NO OTHER LOCATION THAT WOULD SATISFACTORILY FILL THE REQUIREMENTS FOR SUCH A DEVELOPMENT.



PURPOSE OF THE PROPOSED RECREATIONAL DEVELOPMENT

- 1) TO PROVIDE SERVICE, ACCOMMODATION, AND RECREATIONAL FACILITIES TO THOSE WHO, DUE TO EXTREMELY OVER-CROWDED CONDITIONS ARE UNABLE TO OBTAIN THESE AMENITIES WITHIN BANFF NATIONAL PARK
- 2) TO PROVIDE A TYPE OF SERVICE WHICH IS PRESENTLY NON-EXISTENT IN THE BOW RIVER CORRIDOR.
- 3) TO PROVIDE A SERVICE TO THE VISITORS OF BANFF NATIONAL PARK.
- 4) TO PROVIDE A SERVICE TO ALBERTANS AS WELL AS TO VISITORS OF ALBERTA.
- 5) TO PROVIDE A SERVICE, ACCOMMODATION AND RECREATION TO A NEW TYPE OF TRAVELLER-- THOSE PULLING TRAILERS OR TRAVELLING IN LARGE MOTOR HOMES, WHO HAVE PROBLEMS FINDING PARKING SPACE AND HANDLING THEIR VEHICLES.

DETAILED BREAKDOWN AND REASONS FOR THE PROPOSED
DEVELOPMENT

SERVICE CENTER

WILL BE DESIGNED TO PROVIDE FAST SERVICE FOR ALL TRAVELLERS AND, SPECIFICALLY, PROVIDE FACILITIES TO THOSE VEHICLES WHICH ARE TOO LARGE TO ENTER THE TOWNS.

1) PUBLIC SHOWERS

REASONS: THESE SHOWERS NOT ONLY PROVIDE A SERVICE TO THE ADJACENT CAMPGROUND, BUT WILL BE AVAILABLE TO THOUSANDS OF VISITORS TO BANFF NATIONAL PARK (WHO HAVE A LIMITED SUPPLY OF PUBLIC SHOWERS AS OF DATE), AS WELL AS TO THOSE JUST PASSING THROUGH ON THE TRANS-CANADA HIGHWAY.

2) PUBLIC LAUNDRY FACILITIES

REASONS: REQUIRED FOR FURTHER PERSONAL HEALTH OF THE INDIVIDUAL. FACILITIES IN THE SURROUNDING TOWNS ARE INADEQUATE. MANY PEOPLE WAIT HOURS FOR A MACHINE IN THE SUMMER MONTHS.

3) INSTANT TAKE-OUT SERVICE

REASONS: PEOPLE ARE NOW REQUIRED TO SPEND AN HOUR OR SO FINDING PARKING SPACE, AND WAITING FOR THEIR GROCERIES TO BE RUNG UP BEFORE PROCEEDING TO THEIR DESTINATION. THIS DRASTICALLY CUTS INTO THEIR LEISURE OR TRAVEL TIME. A QUICK SERVICE ON THE HIGHWAY WILL RECTIFY THIS PROBLEM.

DETAILS CONTINUED

4) SWIMMING POOLS

REASONS: POOLS APART FROM THE SERVICE CENTER WILL GREATLY ENHANCE THE RECREATIONAL FACILITIES FOR ALL VISITORS. THE SWIMMING POOLS IN THE NATIONAL PARK ARE TOO FEW WHEN CONSIDERING THE MASSIVE POPULATION IN THE SUMMER MONTHS. PROVIDING FOR A GREATER NUMBER IS A MUST AND CANNOT BE OVER LOOKED.

CAMPGROUNDS

REASONS: IN 1970 THERE WERE 400,000 PLUS CAMPERS USING THE FACILITIES OF BANFF NATIONAL PARK. AT PEAK PERIODS DURING THE SUMMER MONTHS THERE WAS AN ESTIMATED 10% OR 600 CAMPERS PER NIGHT TURNED AWAY FROM THE CAMPGROUND OF THE PARK. THESE CAMPERS, OFTEN EXHAUSTED FROM CONTINUOUS DRIVING, WERE LEFT WITH NO ALTERNATIVE BUT TO CONTINUE TO THE NEAREST CAMPGROUNDS IN B.C. OR TO CAMP IN UNAUTHORIZED STOPS ALONG THE WAY. THE HAZARDS RESULTING FROM SUCH STOPS ARE NUMEROUS, i.e. LITTER LEFT STREWN AROUND AND FIRES LEFT TO BURN IN UNCONFINED AREAS (THE MAJOR SOURCE OF OUR FOREST FIRES). THESE ARE BUT A FEW OF THE HAZARDS. WITH CAMPING INCREASING AT A RATE OF 25% PER YEAR THERE IS A DEFINITE NEED FOR MORE CAMPGROUNDS IN THE BOW RIVER CORRIDOR.

DETAILS CONTINUED36 HOLE GOLF COURSE

REASONS: THE NUMBER OF PEOPLE ENJOYING GOLF TODAY IS TREMENDOUS AND THE MAJOR GOLF COURSE IN THIS AREA DOES NOT CATER TO THE CASUAL TOURIST. BUT IS LARGELY RESTRICTED TO THE GUESTS OF THEIR OWN ESTABLISHMENT. A GOLF COURSE IN THIS DEVELOPMENT WOULD SUPPLY AN ADDED RECREATIOAL NEED FOR THE VISITOR.

HOTEL/MOTEL COMPLEX

REASONS: WOULD SUPPLY INDOOR ACCOMODATION FOR CAMPERS DURING BAD WEATHER. WOULD SUPPLY INDOOR ACCOMODATION FOR THOSE WHO WISH TO GOLF. WOULD SUPPLY MUCH NEEDED ADDED ACCOMODATION DURING THE PEAK SEASONS OF JULY AND AUGUST.

AIRPORT

REASONS: AS BANFF AIRPORT IS BEING CONSIDERED FOR CLOSURE THIS WOULD MAKE AN IDEAL LOCATION - ON THE EAST SIDE OF THE BOW VALLEY WELL OUT OF THE TURBULANCE CREATED FROM MOUNT RUNDLE.

ADVANTAGES OF SUCH A DEVELOPMENT

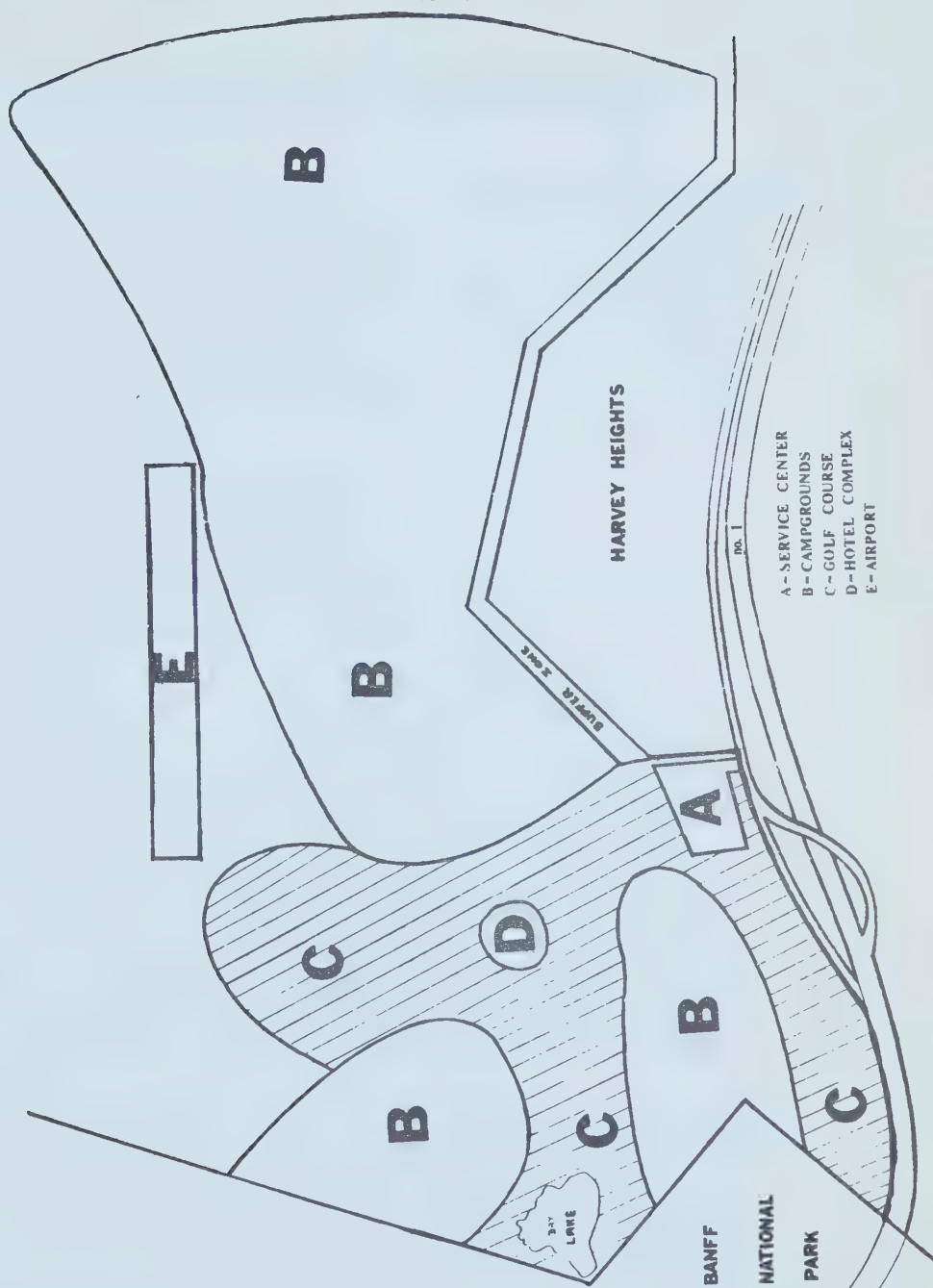
1) AN AREA ON THE HIGHWAY, SUCH AS THIS, GIVES CAMPERS AND TOURISTS QUICK SERVICE WHILE TRAVELLING. THE TOWNS OF CANMORE AND BANFF ARE NOT ORGANIZED TO PROVIDE THIS.

2) CANMORE AND BANFF CANNOT PROPERLY CATER TO CAMPERS WHO ARE TRAVELLING WITH TRAILERS OR IN MOTOR HOMES. THESE TOWNS HAVE VERY LIMITED SPACE FOR SUCH VISITORS TO PARK

3) NO BUSINESS WILL BE TAKEN AWAY FROM THE CANMORE OR BANFF AREAS BUT RATHER A SERVICE WILL BE PROVIDED TO THE TYPE OF VISITOR FOR WHOM THESE TOWNS NEGLECTED TO PLAN.

4) MORE TOURIST WILL BE ATTRACTED TO ALBERTA, THUS INCREASING THE TOTAL COUNT OF VISITORS TO ALBERTA.

5) WILL PROVIDE A WELCOME AND MUCH NEEDED ADDITION TO THE LIMITED RECREATIONAL FACILITIES IN THE BOW RIVER CORRIDOR.



THE RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO
THE ALBERTA GOVERNMENT DEPARMENTS CONCERNED

THE DEPARTMENT OF HIGHWAYS

A GOLF COURSE NEAR THE HIGHWAY WILL BEAUTIFY AN AREA NOW MARRED BY AN UNSIGHTLY GRAVEL PIT.

FAIRWAYS AND GREENS CAN BE LAID OUT IN SUCH A WAY THAT THERE IS NO POSSIBILITY OF A GOLF BALL FALLING ON OR NEAR THE HIGHWAY.

THE SERVICE CENTER WILL BE THE ONLY OTHER PORTION OF THE DEVELOPMENT VISIBLE FROM THE HIGHWAY. ALL OTHER PORTIONS OF THE DEVELOPMENT WILL BE BEYOND VIEW FROM THE HIGHWAY.

THE DEPARTMENT OF THE ENVIRONMENT

THIS PROJECT WILL BE COMPLETED WITH A MINIMAL DISRUPTION TO THE PRESENT ECOLOGY OF THE AREA. A SEWAGE DISPOSAL SYSTEM WILL BE INSTALLED TO GOVERNMENT SPECIFICATIONS.

THE WATER SUPPLY FOR THE DEVELOPMENT WILL COME FROM WELLS OR FROM A RESERVOIR WHICH COULD BE BIULT ON SECTION 17 TO CATCH RUNOFF.

THE IMPROVEMENT DISTRICT

THE PROPOSED LOCATION FOR THE SERVICE CENTER WILL BE REQUIRED TO BE RE-ZONED FOR COMMERCIAL USE.

THE IMMEDIATE IMPORTANCE OF THE PROSED DEVELOPMENT

THERE IS A DEFINITE PROBLEM IN ACCOMMODATING VISITORS
TO THE BOW RIVER CORRIDOR NOW AND HAS BEEN SINCE 1965.
THE INCREASE IN CAMPERS TO BANFF NATIONAL PARK IS
RISING BY THE ASTOUNDING NUMBER OF 25% ANNUALLY.
THE SOONER A DEVELOPMENT OF THIS NATURE IS COMPLETED
THE SOONER ALBERTA WILL HAVE A TRUE RECREATION FACILITY.

FOR ANY FURTHER INFORMATION OR ANY QUERIES ANSWERED
PLEASE PHONE (403) 243-6626 OR WRITE

E. A. WILDER ENTERPRISES LTD.
3202 3rd street SW
CALGARY, ALTA.

OR PHONE (604), 342-9916 OR WRITE:
BOX 61,
FAIRMONT HOT SPRINGS B.C.

THANK-YOU FOR YOUR TIME.

YOURS TRULY

DARA M. WILDER
(GENERAL MANAGER)

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

What is the total acreage we are talking about?

MR. DARA WILDER:

The total acreage of ~~the~~ map reserve would be 1,500 acres. Complete development would not exceed 500 acres of used land.

MR. KINISKY:

You are saying that only 500 acres would actually be developed?

MR. WILDER:

Yes, but this would depend on the leasing arrangements.

MR. KINISKY:

We heard yesterday that the Canmore Golf Club has the capacity to handle a large number of people now and that the course is underused. They have enough land that they can extend their course to 18 holes. Why is it necessary to have an additional golf course?

MRS. EARL WILDER:

Because there are no recreational facilities right at hand. At Fairmont we decided to try to extend our season by building a golf course. Our golf course has certainly proved most beneficial to Fairmont. It has brought people in, improved our economy and made the whole project viable.

MR. KINISKY:

Have you made any direct official contact with the Calgary Regional Planning Commission concerning this development?

MR. WILDER:

Yes, about a year and a half ago I approached the Calgary Regional Planning Commission. They informed me that the area we were looking at did not come under their jurisdiction as they were only interested in handling land subdivision.

MR. KINISKY:

So there is actually no liaison with the Calgary Regional Planning Commission for that reason?

MR. WILDER:

That is the reason.

MR. KINISKY:

Have you made any direct approaches or had any direct discussions with the Town of Canmore to get the official town reaction?

MR. WILDER:

No, we have not approached the Town of Canmore as we felt it was a considerable distance from the development and would not be greatly affected by it.

MR. KINISKY:

Do you have wind records for a long enough period to be statistically valid that can tell you about runway orientations for your proposed airport?

MR. WILDER:

The layout of this airport was put forth mainly as an indication. We mentioned that it was suggested we put it in our plan, by the regional director. I own a small plane and have flown numerous times between here and Windermere. I knew the location for the suggested airport and heard of the problems of putting in the airport.

In my experience flying through there the location of the airport was too dangerous. The plane I was flying was very small and flying in the bottom of the valley I caught turbulence from Mount Rundle. Therefore we suggested it be put up on the bench.

MR. KINISKY:

You are prepared to judge a runway orientation just by flying around in a small plane?

MR. WILDER:

I have flown through the area and checked the wind. We constructed the airport at Invermere for the Department of Transport. Upon construction of the airport we found that when the runway was laid out it was 15 degrees off-wind. Therefore in this area the prevailing winds are this way in the valley and a small modification of the direction of the runway could be easily done.

MR. KINISKY:

When you go ahead with this development how much of it will be visible to the residents of Harvie Heights?

MR. WILDER:

There will be no sections visible to residents of Harvie Heights. The service centre portion of the adjacent hotel may be visible through the trees.

MR. KINISKY:

Will access to the proposed development pass through Harvie Heights?

MR. WILDER:

No. The access would be off the frontage road just at the end of the overpass.

MR. DOWLING:

Have you had discussions with Banff National Park concerning your proposal and its location and if so, what sort of reaction have you had?

MR. WILDER:

We have had informal discussions. No one could really give us a reaction because they really didn't feel they had the authority. We had a meeting with the regional office of the National Parks Department in Calgary. They stated they realized the need for a development outside the park but they would not make a stand for or against a buffer zone. The indication we had which made us go ahead with the proposal was that if the proposal was necessary to handle park overflow, buffer zone restrictions would be lifted.

MRS. WILDER:

On the buffer zone itself this whole area that we are speaking of would be a strictly no hunting, no trespass area. So in effect it would extend the buffer zone further than it now is.

MR. DOWLING:

The development is a major undertaking and I'd like to have an estimate of what it will cost.

MRS. WILDER:

The total development will be approximately 1,500 campsites which we see being absorbed in the area at a cost in the neighbourhood of \$3 to \$5 million. If we did it ourselves it would be done in small stages starting with the service centre and campground. They are the most necessary if not the most lucrative. This is why we have gone to public financing. We would like to see the cost of the whole concept kept down for the family man. He is being priced out of so many things today that we would devote our time to bringing in a very economical type of development.

MR. DOWLING:

From what I have seen of the airport's location in your plot plan and the topographic features of the area it appears that the elevation of the runway would be approximately 5,000 feet. Have you approached the federal Ministry of Transport to discuss whether they would permit the operation of an airfield at that particular location and at that elevation?

MR. WILDER:

If an airfield were to be put in, the elevation would be more around 4,000 feet, which is the same altitude as Springbank. We haven't had any discussions with the Department of Transport but we had discussions with the Improvement District.

MR. DOWLING:

I'm interested in knowing the capacity of the hotel-motel complex. You stated you planned to have 1,500 campsites in total.

MRS. WILDER:

It would start at approximately 400.

MR. DOWLING:

What capacity would you expect to have in your hotel?

MRS. WILDER:

I would like to give you a comparison of what we are doing with the Tunnel Mountain campsites at Banff. There are approximately 2,300 campsites which will give you an idea of the size. The motel would be in the neighbourhood of 200 rooms so you would have the facilities to look after conventions. Conventions now come wanting 300 rooms and better so you could incorporate the whole area into the convention site and not just the resort itself.

MR. DOWLING:

When you speak of the 1,500 campsites what kind of campsites are you speaking of? Are you speaking of campsites for trailer homes and tents and tent trailers?

MRS. WILDER:

I don't know how many here have been to Two Jack; we would certainly like take people there and show them. You cannot see that campground from the road. It's a beautifully laid out campground. The only thing we would give that the parks do not give is water and sewage for trailer homes. The national parks give them a sewer dump but they don't give them other facilities. So it would be a very wilderness type of campsite.

MR. DOWLING:

Have you acquired any professional advice as to whether there is sufficient water to supply the number of people who might be located there?

MR. WILDER:

I haven't gone for professional advice on it. All our developments in other areas have noted the water supplies. I looked at the water supply here, there is ample water in the surrounding area even if you had to go to the river and pump it up.

MR. DOWLING:

We have discussed the question of access to the property. I'm concerned now about egress from the property. It would seem to me that many of the users of such a development would be west-bound and would stop off. They would come away from this camping development and would have to go to the east gate. How would they reach the east gate?

MR. WILDER:

To get back onto the highway the down ramp is right down to the Trans-Canada and into the east gate. It's easy access for getting overflow out of the park and back into the park.

MR. DOWLING:

You mean the road that is there now?

MR. WILDER:

Yes.

MR. DOWLING:

Are any of these facilities intended for year-round use?

MRS. WILDER:

Yes. We would try to develop the motel resort for year-round use. We would build it that way but it would certainly take a period of time to do so. Only when we obtain the proper advertising and the proper inflow of conventions would it be economically feasible.

MR. DOWLING:

In your brochure you refer to the golf course as being a 36 hole golf course. Can you explain why you would need more than 18 holes?

MRS. WILDER:

We have 18 holes at Fairmont at the present time. You can put people out onto the course every 10 to 15 minutes. We find in no time they are plugged solid and we can't get other people in. They are waiting too long. This is another reason that I say this would be developed in stages - as one came to capacity you would operate the other. But certainly if you are going to deal with the public and give the public a service you must have it large enough that they can use it. In the summer at Banff Springs' golf course few people other than the hotel's guests can use it. We would like to see the whole area use this as well as the Canmore golf course to capacity. Once we have a place for tourists to stay, a place where they can have recreation, they are going to come. We have to supply those needs.

MR. DOWLING:

Are you speaking of two separate golf courses?

MRS. WILDER:

Yes, an extension. It would be within the same area but on two different sections.

MR. DOWLING:

Could you make some comments on what the cost of accommodation in the hotel-motel unit might be?

MRS. WILDER:

The cost to the user now varies anywhere from \$15 to \$23 for two. Resorts are often higher priced than other areas. We certainly intend to try to build to keep the cost lower than the maximum. That is one reason why we are thinking of the public buying shares in this development and probably being able to get it at 10 per cent on their night stay, which would also help to bring the cost to them down. Today the rates are pretty well set within the national parks. Our rates would have to be competitive. That's all I can say. They change from day to day and with increased tax on rooms they change upwards. But they would be held competitive and tend more to the family type rather than to straight hotel.

DR. TROST:

We notice there are certain reactions from the audience that indicate different points of view. In the development of your proposal did you have discussions with the residents of Harvie Heights?

MRS. WILDER:

No. We put this proposal in over a year ago and as you yourselves realize we had been notified that you would like us to submit it at the hearings. We had not thought there would be any conflict. We thought we were bringing them a facility that they would enjoy.

This is something that Harvie Heights people don't perhaps realize but the Meadows subdivision is close to Fairmont Hot Springs. The lots there sold a few years ago at \$300 and now sell at \$4,500 to \$5,000 a lot. They are being purchased mainly by people wishing to retire in the area. They like the use of the warm springs and the golf course. I think you should plan for retired people wanting to come to your area for homes.

DR. TROST:

In view of the comments that have been made about an airport and Dara's experiences of flying himself and the proximity of the Springbank airport, do you still feel you would need an airport closer to your location?

MR. WILDER:

There are a lot of people on the prairies known as flying farmers. A survey has been done in B.C. and it was found that a majority of people owning aircraft are under the \$10,000 a year wage category. Most of these people jointly own aircraft and therefore have the money to travel. A small airstrip would really not harm the area at all. It would bring these people in. It would be catering to people in the country.

As well as that there is the safety factor. If my engine failed I would like to know there was an alternate field, or if I happen to go through the valley and get caught in a cloud storm there I would like to know there was a landing area other than the freeway.

MRS. WILDER:

In the Windermere Valley there are three airports. There is one at Radium Hot Springs, one at Invermere and one at Fairmont Hot Springs. We don't feel that they disturb us in any way. Certainly lighter aircraft don't disturb people.

DR. TROST:

In your submission you say you have looked at alternate sites but you found none that were really satisfactory except the one you suggest. What about the other side of Harvie Heights to the east where in fact other proposals have been made?

MRS. WILDER:

We thought it too open down by the road. We would like a more treed area for the campsites.

MR. WILDER:

In studying the area we found that as you move down the valley to the south the soil depth lessens. If you want to go up to Moraine Lake you can see a campground that has very little depth of soil and very little left of that. Campgrounds in a development must be laid out in a good growth area. This is the number one prime growth area in the entire corridor.

DR. TROST:

Your overall proposal is a large one and you have indicated that it may go forward in phases. Would you elaborate on how you see it going forward in phases?

MRS. WILDER:

The phases would commence with about 400 campsites and the service centre. Probably the next phase or maybe at the same time as the campsites would be the swimming pool similar to that at Fairmont. From there the phases would go on, probably to the golf course and the motel development.

DR. TROST:

For your swimming pool do you have a hot and a cold source of water?

MRS. WILDER:

All water is mineral and we certainly intend to heat this pool. We found that people really enjoy heated pools.

DR. TROST:

Summer and winter?

MRS. WILDER:

No, the outdoor pool we anticipated for the enjoyment of the campers and the local people would be a summer recreation. The pool that would go in in conjunction with the hotel-motel development would be an enclosed heated pool.

DR. TROST:

What would you need from the government?

MRS. WILDER:

We would need either the land or a lease. We have laid this out as a proposal. Although some people might not believe it, we really feel that whether we or the Government of Alberta do it, the campsites and the service centre are a must. I also think the golf course is a must for the recreation of people who are coming.

DR. TROST:

You made a suggestion about how you might supplement private financing with a public subscription on a membership basis. Have you indications that there would be interest in that?

MRS. WILDER:

We went to the Alberta Securities Commission and talked this over with them. In these hearings there has been so much talk against commercial developments that the commission wants the public to participate. We suggested here was a way they could. We thought on the first share issue there would probably be in the neighbourhood of a 10 per cent reduction on the facilities. In other words, if you used the facility you got your dividend. Certainly it would be at least five years before the project itself would be viable or show any profits. But at the end of that time, any further trading of the shares would be only on the profits of the company itself.

DR. TROST:

I would like you to close your comments by elaborating on the pressure or need for these facilities.

MRS. WILDER:

In the campsites in Banff National Park, there are no bathing facilities and no parking accommodations for mobile homes. I'm speaking of intense use during the summer. Certainly the national parks will bear me out in all these facts. The campsites overflow for a good part of the summer months.

I can't see how we can continue to entice people there and then not give them the proper service. You must stand in line to get into a lot of restaurants in Banff in summertime if you have a family. This is not good enough for the Canadian people. We have to do something better.

DISCUSSION ON BANFF RECREATIONAL PARK PROPOSAL

MS. VAUGHAN-POPE:

Seona Vaughan-Pope. I was the manageress of Two Jack Campground in 1972. I was in the employ of Wilder Enterprises.

I wasn't too happy about the comment regarding not being able to look after the park properly. I don't know where you get your data from and I don't really care. I would like to say some things about the park now.

First, we didn't have the facilities in the park. The park cannot accommodate such great numbers of visitors with the minimal facilities which exist. In our Two Jack area we had about three large washrooms accommodating about 80 people. The garbage they put in there was atrocious. We went out twice every day cleaning up after them, yet we still couldn't keep ahead of it. We started out at 6:00 o'clock in the morning and didn't end until 10:00 o'clock at night trying to accommodate these people.

I would like to bring to light the disastrous results of neglecting Banff's overcrowding problem. On an average day in peak season we turned away about 200 cars from the area alone. The people ended up in taboo picnic areas and in some instances trailers actually camped on the shoulder of Highway No. 1. The complex results of persons camping in undesignated areas cannot be overstressed; the litter strewn on the roadside, full holding tanks from trailers dumped in picnic areas - have you ever tried to clean up sewers in picnic areas - fires in unconfined pits burning into grassed and treed areas. This happens in uncontrolled areas. We had no problems like that in controlled areas.

Do we have to have our parks completely destroyed by fires or fatal automobile accidents before we do something about it? We have to control people and absorb them. Yet Banff National Park is not going to build any additional developments to accommodate these people.

People seem to have a psychological reaction to the suggestion of moving outside the park. They have travelled 2,000 miles or so to see and stay inside the park. Anything, no matter how appealing, any distance from the park is second rate. They just don't want to stay in Canmore or anywhere else. So you have to have something to draw these people elsewhere. They would stay in unserviced stops rather than think of leaving the park. I feel the closer a development is to the park the more realistic it will be.

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

I agree that the Banff park is under extreme pressures especially from campers. Many of your recommendations are extremely valid. I question certain things such as government decisions to keep advertising the parks thus intensifying the pressures upon them instead of trying to turn off the tap. This tap doesn't shut off easily, it's not like a water system. People hear of our western parks and keep coming. Unless some forms of restriction on their use are put into effect we are not likely to be able to shut the tap off again.

In light of that remark I wonder how much of the proposed development is dependent upon the location of the facilities themselves and how much is taking advantage of the name of the park and, in a way, exerting still more pressure upon it. It seems to me that perhaps some of the facilities recommended might attract people on their own and not really attract people away from the park but attract them to the edge of the park where they will make even greater use of it.

As far as the environmental impact statement is concerned I realize it was only preliminary. But I wonder what species counts of birds and mammals were done and over what period of time and at what time of the year. I think it's pretty vital that we know a little more about wildlife movements before we make too many decisions.

The golf course seems extremely large. On the average it takes about 150 to 160 acres for 18 holes of golf and 36 holes would take somewhere around 300 acres. The golf season in Fairmont might be rather long. But I'm afraid that on this side of the mountains the season is not nearly so long. The snow often doesn't leave until later in the year. The course would not be available for play until later. October and quite often September see some pretty heavy snowfalls.

It seems to me that that combined with the airstrip and the campgrounds the area would be much more than the 500 acres originally stated.

The sewage and water utilities are vital. These are something that we just can't give enough attention to.

The size of the campground seems to be rather large, 1,500 sites in time. I realize this wouldn't come all at once but 1,500 sites is an extensive campground. I wonder if it wouldn't be better to have smaller developments, not so concentrated in a particular area.

As far as the land itself is concerned you did mention that a lease would be required. I will just state that such a lease should only be on the occupied lands. The other lands could be suitably zoned by the government authority.

MR. SINGH:

K. Singh. I have lived in Harvie Heights for the past five years.

I am not a property owner. I definitely agree that something will have to be done about the overflow from the Banff National Park. But I am not in agreement with the area chosen simply because it is probably the most fragile along the Canmore Corridor. As you move

east it is going to be less fragile. In other words, in Exshaw you will find different plants and wildlife from what you find next to the park.

I definitely don't think that we should ever allow anything to be built between the east gate and Canmore. It is a transitional zone. Let it remain so. I would very much recommend that this thing should not be done.

MR. MILLER:

David Miller. I own a cottage in Harvie Heights.

In your brief you say: "This project will be completed with a minimum of disruption to the present ecology of the area." I would like to ask you just what you mean by that in view of the fact that you propose to take roughly three square miles of virgin woodland and, according to your map, deforest about one-quarter of it to put in a 36 hole golf course. Also you propose to turn another two square miles - it's difficult to tell from your map - into a campground to serve 1,500 people and accommodate large mobile homes and camper vehicles which would, as mentioned by Mr. Story, increase the hazard of forest fires in a particularly vulnerable area. In my estimation this development would create an extreme case of "people pollution" with the usual symptoms of fumes, noise, litter and trampled natural flora - what remains of it - and disturbance to any wildlife in the area. By this I'm referring particularly to the winter grazing land of elk.

You propose to construct an airport suitable only for customers wealthy enough to afford private aircraft. This would again appear to be located on prime elk grazing land. It would be doubly dangerous because of its proximity to the mountains.

In view of all this and more, I would like to ask just what you mean by "minimal disruption to the ecology of the area"? It seems that rather than disrupt it you would like to transform it altogether.

MR. SHELLIAN:

Ludwig Shellian.

I have been listening to all this talk of environment. I have lived here for 71 years. I was at Fairmont Hot Springs when my friend Mr. Blakely put in a golf course. Mr. Blakely was a pilot who used to come here to this airport. But I would like to know who owns that airport. Is it supposed to be a federal landing field? My cousin landed here one day from Edmonton and he said we had a lot of air pockets.

I still can't find out what is going to happen to that airfield. I worked on it with a crew to level it off. Can anybody here tell me who owns it? Some flying club from Banff was going to take our golf course and put in an airport. So we moved our golf course west. They got it and for years and years nothing has been done to it.

When I worked here, the parks gate was moved west from Seebe - I was with the federal Mines Bureau. We couldn't go and dig coal or anything until they changed the rules and regulations. They moved the park gates west and moved the boundary lines west past the White Man Pass and opened it up for hunting.

They talk about our game. Game has tripled here. There are herds of sheep and goat of 25 or so. Go up just below Chinaman's Peak

and you will see 15 to 20 goats come there in the morning. Go up and take your field glasses and look and you will believe me.

On the road a lot of tourists have to stop because the sheep and goat are coming on the road. My brother was telling me the other day, "You know we are drilling and the sheep and goats are standing behind us. When we go to blast we have to shoo them away. After the shot is gone they all come back and chew paper off the poplar."

I am a graduate recreation supervisor from Mount Royal College. I have been fighting for recreation grants that we need. All you people know that we need a park for the kids. Why should our boys go to Banff to play baseball? When we made a deal for our playground they were going to give us land west of Canmore to develop as a park. Yet who got it? The real estate guys. The \$50 lots were supposed to be sold to the employees at Canmore Mines but when Canmore Mines surrendered that land it went to the real estate guys and it now costs you \$3,500. Wouldn't that scare you after you lived here all your years and raised a family? I raised four sons and two daughters and I have 12 grandchildren. If my boy goes over there to buy a lot all they have is \$3,500 lots. What's happening here?

How do they do it? Where do we get this information? I got a recreation grant for this town and I got Mr. Harrison to write in. I asked what they did with a \$1,000 grant. He said he didn't know. We have that to get uniforms for the boys, bats so they could play. What did they do with it? I don't know, I can't find out.

They are talking about recreation; how are we going to find it, how are we going to get it? I have been hunting and fishing for the last 24 years. I don't see much recreation in fishing. Blaine Lake is gone. Thousands of fish have died because they put those power plants in there without fish ladders. In B.C. they are compelled to put in fish ladders so these fish can go up and spawn. You can go up to Goat Pond, take your boat up there. You can fish there for half an hour and you have your limit.

I have been a labour pusher for the last 14 years. When Calgary Power put the power plant in they moved the park gate up here so they could develop their power plant. When we dammed the river up here there were thousands of fish in the pools. So we got a truck and about 15 tubs and hauled them up to the Spray Lakes canals. I went up there a couple of years ago. All the fish were lying against the screen dead, hundreds of them. That's what we call recreation?

I am talking from experience and all the years I was here from 1903. You couldn't get a place to fish in Police Creek. When we were small we went to the school here. Last year the boys were scooping up the puddles and there were thousands of dead minnows. Poisoned. Why? Because chemicals and dope are going from our sewage into that water and killing them off. That's where our recreation is going. You couldn't get a place on that bridge to fish with all those young fellas fishing and that was the safest place for them to fish instead of going up the Bow River.

But this is what is happening here, ladies and gentlemen. I would like to see a nice park here. We had two baseball diamonds here. I had 350 in my class and that was when I was with the YMCA. We had a soccer field, tennis court. What happened to them? They took the sheds and put them someplace down by the river. It was over. Why should our boys have to go to Banff when they want to play soccer? Why can't they play here? We should have all this like most of the communities. I don't see why our little fellas have to go to Banff.

If you are going to run hoses all day how are you going to play a game there on that field afterwards? Can you tell me? I don't like to criticize because you have to make the grass grow.

A gentleman from Edmonton came to see me. They were going to obtain a certain amount of money to develop this ski hill. I said there are always coal seams under there. If they decided to take that coking coal and steam coal they won't tell you. They are going to go down there and take that coal.

What is the United States doing now? They are developing gas. I have a blueprint to develop gas from coal. We have two gas wells here but something is happening which the public doesn't know. These planners and developers, these slickers come in here and grab the land. They know what is coming.

That is true. I was listening to Armstrong from Vancouver. You know these developers and planners and real estate agents and builders all ride in the same car and figure out something for their own benefit but not for you or me. Then they go over into this little place where they sell pop at 20 cents a glass and talk it over.

Now I'm going to be honest and I might get into trouble over this. But I had two people listening in on a conversation. This real estate guy was talking to somebody in Harvie Heights so this is the first time I make this public. He said there was a little strip of land, I don't know how many acres, east of the park gates. There is another strip of land inside the Canmore boundaries. He said if you can go - so help me God this is the truth I am going to tell you right now - and do a little soft-soaping we can buy that land and cut it up into slices and make ourselves some someleons. So we as citizens have to protect our land when these guys come in and say, "Do you want \$5,000 or \$10,000 for your property?"

I want to give you one more item. My father-in-law died and left an estate in these hills. They came around and talked about recreation. They are asking for \$30,000 for 160 acres. You read The Herald and hear all this baloney on the radio. What is happening here? The real estate guys grab it if they can and are doing it. That's the truth.

MRS. WILDER:

Before I commence I would like to make one remark. I am a Canadian citizen the same as you people here in Canmore. I live in a beautiful valley, just as you live in a beautiful valley. We are very privileged people and if we cannot share what we have for a few months of the year with those people less fortunate in our country then there is something wrong with us.

By these questions I would say that you in Harvie Heights are all authorities. Today with commissions and government agencies no proposal can go into effect without proper supervision. Certainly we expect to get that. But the experts at the local level surprisingly have more information than the experts at the provincial level.

What is the acreage requested? I have answered that question.

What is the proposed capacity of the trailer court? That has been answered.

What is the design of the golf course? It would be architecturally designed by Mr. Wilder, who did the Fairmont one. It is considered a good enjoyable course.

What is the design of the airport? For your information no airport can be constructed without following the regulations of the Department of Transport. It has nothing to do with us. It would have to be according to their regulations and I'm sure you will bear me out on this. So many of your questions are already handled at other levels.

Have any formal design, cost and feasibility studies been carried out on any of the above? We have, to the extent that we are able. Certainly we can't finalize something that may never happen for all we know.

The proposed location appears to conflict with the recommendations of the Calgary Regional Planning Commission. May I suggest that the purpose of these hearings is to rectify the matter. The suggestions by the planning commission will have to be revised. That's acknowledged by this committee and that is their purpose here. There are other things that have to be acknowledged such as people use and the care of persons.

I believe the City of Calgary recommendation was that people should come first. These are the things that will control the decision.

I really don't know what anybody means by adjacent land use because the parks are nearby. This is another park. There are campgrounds and wildlife in the area. There is a commercial development not far away. There is a townsite not far away. There are so many things in this area; with which one can you say this conflicts? I would have to leave that to the Authority to decide. It certainly wouldn't be my decision.

Certainly as far as land being "given," I am a businesswoman and surely the gentleman standing here must be a businessman. I have never had anything given to me in my life. I have worked hard for what I have and I work hard today and I enjoy work. But certainly to even ask such questions seems ridiculous to a businessman.

The quarry leases and the grazing certainly would have to be negotiated. Anything we did would have to be negotiated. This is a logical way to do it. We have been doing it for years and this is the procedure that would be followed now.

As far as your comments on the prime moose, elk and deer east of Harvie Heights are concerned, there is a study put out by the Department of the Environment which was sent to us with maps showing the grazing areas and telling what the government has proposed here. The proposed use of this particular area is recreation. From reading its literature it does not appear that the government feels this is a high-density area. Recreation would not conflict greatly with this concept. So I suggest you get some of the environmental documents and read them. They are in colour too, showing the different areas.

As far as the campgrounds and the 55,500 foot contour we have built, may I say to you right now, we have heavy equipment working in Golden, B.C. and we are building roads for Evans Forest Products and Domtar. We are also logging. We are capable of putting in roads. We are capable of assessing the lay-out of land and all this would be done to a proper specification or it wouldn't be done at all. If it is uneconomical to do we are not going to do it.

This is a concept only. We weren't asked to come here and be specific. The money that would go into a specific proposal would have to be tacked on later. Somebody has to bear the cost of these things and naturally you are not going into the survey costs at this point. We have only set out guidelines.

As for the water for thousands of visitors, certainly the pumping of water from rivers is not unknown. We have developed land and we have brought into production underground water that had been diverted into underground streams. Certainly a full study would be done about it. We couldn't tell you at this moment what would be done. Certainly we wouldn't move at all on this project if we couldn't do it the way we have proposed. If all points are 'go' then, go!

As for sewage, perhaps we are more knowledgeable about sewage than you are. I already mentioned that the lagoon system is probably the one most accepted today by all government departments of sanitation. We couldn't move without their approval. If it doesn't meet their specifications there would be nothing done.

As far as the advantage to tourists, I believe I explained that. These facilities are so lacking within the parks it's a necessity to have them somewhere. We tried to convince Banff National Park to put them in there. They wouldn't. In fact the western director, Mr. Ron Malis, advised us that this particular thing should be in the Canmore Corridor.

In 1971 Banff National Park received an award of merit as being the best run national park in Canada. At that time we were servicing the campsites. Mr. Kuhn, I believe, got a substantial money award for it.

I would like to hear questions and I would like your answer now. From whom did you get the information that our contract was unsatisfactory? Our contract was with the Dominion of Canada and the national parks in Ottawa. When you make statements like that I presume that you are ready to substantiate them with names. I would like to call a little recess while we have some names given here. I don't like heresay. Would that be in order Dr. Trost?

DR. TROST:

I think you should continue with the remainder of your rebuttal and that matter can be handled in another way.

MRS. WILDER:

We were bonded in the national parks for our work. We bid on a three-year contract that terminated last October. We were paid all the money which was owed us. Our security bond was returned. I'm sure if something had been wrong none of these things would have been done. Hearsay is a very bad thing at a public hearing.

The Banff Springs' golf course is fenced to ensure a good playing surface and prevent winter elk browsing. Fairmont is not fenced. The only thing that is fenced at Fairmont and which would be part of our practice would be the greens. We do fence the greens in and the rest is open for the animals to wander on. I would say that at Fairmont in the campgrounds which you people are so worried about, at 10:00 o'clock at night you can hear a pin drop throughout the whole camp and it is the same at Two Jack campground in the national parks. I think you people have to be more familiar with these things to be aware of just what the impact might be. I think you are crying in the dark, guessing a lot and probably crying before you are hurt. Why don't you

go in and spend a weekend at some of these campsites so you can speak with authority?

The suggested airport is an alternative private airport. Certainly it would have to be built to government specifications. I think what you should do in this case is go where there are some airports, small airports like this, and find out whether they cause a great disturbance or if they are assets to the communities. It's no use me saying one thing; you just want to contradict it. Go yourself, that is the best way.

I went over the stages of development with the commission themselves.

I think No. 19 is answered in the supplementary documents that the government has provided. I suggest you read these studies. I might say that we discussed this development with Mr. Kuhn and with Ron Malis, western regional director and three or four other gentlemen at the time. They encouraged us. They were pleased we put this in. It was an alternative to the general public feeling that further development in the national parks would be detrimental. This was an opportunity to provide a place outside the park that could be developed to look after these needs. This is why they were interested in the proposal.

As far as the land value of Harvie Heights and all these things you are going into here, it's not our business to say what the government should do. But we do have experience in land development. In our first development on Lake Windermere we sold the first two lots for \$150 each. We sold a dozen lots. We did the actual work and it ended up we sold the full subdivision to another person for a token amount, \$12,000 for a tremendous number of lots. I think there were 60 some lots. Today those lots sell for \$20,000. We didn't make it, we did the developing. We are developers; we are not people who are here to grab every penny.

Furthermore, we come to these public hearings as a private enterprise. People sit and listen and decry what you do as "commercial". What is "commercial"? Commercial is something for you people to use. It's jobs for people. If private enterprise is not going to do this, who is going to do it? Do you want the government to do everything for you? It costs twice as much because they are regulated. Private enterprise can do these things much cheaper than the government. And yet you decry every move, every suggestion we make. Please stop and look. Aren't you working people? Think about it before you say it's commercial. There is no gold in a seasonal operation believe you me. You have to work hard to make it profitable in any form.

We would not consider doing anything at any time that would harm the life of the people of Harvie Heights or their water or environment. We would not do that kind of thing. We are not abusive. Certainly we know that you have to build something that the public likes. It's word of mouth that brings people to your door. That is the way we developed Fairmont and that is exactly the way we would develop any other of our undertakings. Certainly you have to live with the people in the area and work with them, so why should you fight them? All we proposed is something we thought was good for your area, good for the Canadian people and that's how we leave it.

MR. WILDER:

I'll answer one question regarding the study of the area. Presently the National Parks Department is undertaking a study for the

widening of the Trans-Canada Highway to four lanes. I understand that sometime later this year this data will be available and show everything you ask about.

MRS. WILDER:

I wonder if I might make one more comment to the third speaker about the people putting it out. The people of Harvie Heights have suggested that this development go out on the Morley Flats. In my experience, and I know that the Department of Tourism will bear this out because I've worked with them for years, prairie people want a change of scene. They want to come to the mountains. I certainly believe we should welcome them with open arms.

**NORTH SASKATCHEWAN
and
RED DEER
RIVER BASIN PROPOSALS**



ENVIRONMENT CONSERVATION AUTHORITY



THE ODYSSEY:

A Resort Proposal

Submitted to:

The Environmental Conservation Authority

by

Cline River Development Co. Ltd.

Red Deer, Alberta

June 29, 1973

Presented By: Dr. E. Van Dyke

THE ODYSSEY,

A RESORT PROPOSAL

Mr. Chairman, Members of the Authority, Ladies and Gentlemen:

I am very pleased to be able to address you today on behalf of my colleagues on the Board of Directors of Cline River Development Co. Ltd., and to inform you further concerning THE ODYSSEY, a resort complex and conference centre proposed for development on the David Thompson Highway at the Cline River.

The project initially was conceived by a group of Albertans who foresaw the need to plan further facilities for the future recreational use of the citizens of our province. As I shall outline today, THE ODYSSEY has been in the planning process for some time. Over the past three years, approximately \$100,000 has been spent in preliminary study, analysis and planning.

Cline River Development Co. Ltd. is pleased that the present hearings are being conducted. We openly solicit and encourage the comments, suggestions, and criticisms of Albertans who may be interested in our project. I assure you that our concept is not finalized and thus is open to modification in the light of constructive criticism.

The foothills and mountains of Alberta present one of the finest natural resources in Canada. As responsible citizens, we are concerned that planning, development, and use of these areas should proceed in an enlightened manner.

THE FUTURE

Several specific factors point to the necessity of developing a greater variety of quality recreation facilities for the future of Alberta. In particular, these factors indicate a need for the development of such facilities in west-central Alberta.

Population Growth

As most of us are aware, the rate of population growth in Alberta in the last twenty-five years has been astounding. In the period 1951 to 1966 the population of this province increased 55.7%, almost 13% more than the national average (Statistics Canada Bulletin S-401, 1966). From the present number of almost 1,700,000 our population is expected to rise to over 2,300,000 by 1991 (Alberta Bureau of Statistics, Red Deer Regional Planning Commission). Coupled with this population growth is an increasing trend toward urbanization.

In Alberta, an analysis of population figures shows that during the period 1966 to 1971, the population of our two largest cities, Edmonton and Calgary, equalled, and exceeded, the population of the rest of the province. Reports of the Red Deer Planning Commission anticipate that between 1971 and 1991 the population of these two centres will increase 74%, at which point they will contain over 63% of the total population of the province. Other projections point to the emergence of a more densely populated corridor between these two cities than that presently existing.

Provincial Census Divisions 11, 8, and 6 incorporate the cities of Edmonton, Red Deer, and Calgary respectively, and an area of approximately 5,000 square miles around each center. Estimates suggest that the population density of each of these divisions will increase from the 1966 levels to projected 1999 levels as follows:

Number 11 (Edmonton), from 85.34 inhabitants per square mile to 180.36 inhabitants per square mile;

Number 8 (Red Deer), from 14.84 to 26.01 inhabitants per square mile;

Number 6 (Calgary), from 74.63 to 181.15.

If these projections prove to be accurate, in 1999 we will see an average density of 129.17 inhabitants per square mile throughout these three census divisions, or a total of over 2.03 million people living within a corridor less than 250 miles long. This total represents over 75% of the total population of the province anticipated by the year 1999 (Red Deer Regional Planning Commission Study).

Most of us who live in urban environments experience from time to time the need to get away from it all. For countless numbers of Albertans, ideal outdoor recreation has been synonymous with enjoying a visit to the Foothills and the Rocky Mountains of this province. This factor, coupled with the projected population corridor suggested for the center of the province, indicates that we must plan and develop recreational facilities in the foothills and mountains of Central Alberta.

Leisure Time

Growth in leisure time is also a significant factor in the increasing demand for more recreational facilities in Alberta. The reduction of the work week, work year, and even work life contributes to this trend. A study recently completed concerning the future of recreation and leisure in this province suggests the following. By 1980, the work week will average 32 hours; by 1990, 27.8 hours. By 1980, the average annual vacation will be 4.4 weeks; by 1990, 5.6 weeks. By 1980, the average age of retirement for Albertans will be 59 years; by 1990, 56 years (Social Futures, Alberta 1970-2005). Even now, the four-day work week is not simply a hope for the future. Presently over 230 Canadian companies (16 in Alberta) are working a "compressed work week".

National Parks

One of the prime factors affecting the development of THE ODYSSEY and the selection of the proposed site was the belief that our Federal National Parks must be set aside to preserve the natural environment for the enjoyment of future generations.

The constant acceleration in tourist traffic in National Parks in recent decades has led to the establishment of increased numbers of facilities to accommodate this influx. Many authorities even suggest that annual limits may have to be imposed upon the number of park visitors and one study indicates that by 1984 permission will be needed to enter natural recreation areas or preserves. Unfortunately, this trend threatens the very existence of National Parks in the form for which they were intended.

While we can appreciate from a historical perspective how development occurred within these parks, my colleagues and I believe that in principle, National Parks, wilderness areas, and natural areas should not be subject to further commercial development.

The proposed development site on the Cline was chosen in part to conform to the above-mentioned ideals, as well as to relieve some of the demand for more accommodation facilities within the mountain National Parks.

THE ODYSSEY will adhere less to the traditional resort model. Studies which predict the change in the amount of leisure time available to individuals in the future also forecast the change in the nature of leisure-time activities. The 1970's and 1980's probably will demonstrate an appreciable increase in the use of leisure time for purposes of education, self-improvement and self-enrichment. THE ODYSSEY will endeavor to provide the milieu in which this type of "self actualization" is encouraged (Social Futures 1970-2005, American Hotel and Motel Association, Operation Break-Through).

PROJECT DEVELOPMENT HISTORY

Early in the history of THE ODYSSEY concept, several possible sites throughout the province were evaluated for development. For a variety of reasons, the decision was made to propose the construction of a major resort complex on the David Thompson Highway.

In July of 1970, a request was made to the Alberta Department of Lands and Forests for permission to proceed with preliminary exploration

work on the proposed site. The Social Credit government of that time wished to allow others an opportunity to present proposals, and simultaneously to inform the public of possible development in the area. Accordingly, in October, 1970, a Request for Proposal was advertised by the Department of Lands and Forests for a resort development on the site which we had chosen. On December 31, 1970, in response to this public tender, the original conceptual outline of THE ODYSSEY was presented by T. G. Van Dyke and E. W. Van Dyke to the Government of Alberta.

On January 18, 1971, our proposal was accepted in principle by the Government of Alberta.

By January 18, 1972, we were requested to submit to the Government the following:

1. a plan indicating the location of buildings and golf course on the site;
2. plans of floor areas complete with various elevations;
3. the phasing and completion dates of the various installations;
4. sketches of the completed structures;
5. estimated costs and proof of financial ability.

The Minister of Lands and Forests of the Social Credit Government, the Honorable J. Donovan Ross, agreed that upon presentation of the aforementioned items, a lease would be issued for a twenty-five year term, renewable for like terms, excepting that the Government could purchase the improvements and chattels at the end of any twenty-five year period at reasonable market value.

During the last half of 1971, the Social Credit Government was defeated and the new Progressive Conservative Government came to power.

In honoring the agreement made with the Social Credit Government, all documents which they had requested were presented to the new Progressive Conservative Government prior to the January 18, 1972 deadline. However, the Progressive Conservative Government was not prepared to sign a lease for the property, and a six-month extension was granted to our development permit. Subsequent to this time, the present government decided to hold public hearings on land use and resource development in the eastern slopes of the Rocky Mountains. Accordingly, the government has requested that all further work on the part of Cline River Development Co. Ltd. be suspended pending the outcome of these hearings.

I might also add, that in the early stages of our study and analysis, we recognized that our development would not occur in isolation, and that it would eventually enhance recreational activity along the David Thompson. Therefore, we suggested to the previous government in 1970, that some type of study be initiated to plan the systematic development of the entire North Saskatchewan River basin between the boundary of Banff National Park and Nordegg. To this end, we commend the present provincial administration on their initiative in conducting hearings on the eastern water shed and we trust that these hearings will produce the kind of data which will enable all interests and agencies to plan effectively for the responsible use of resources in this area.

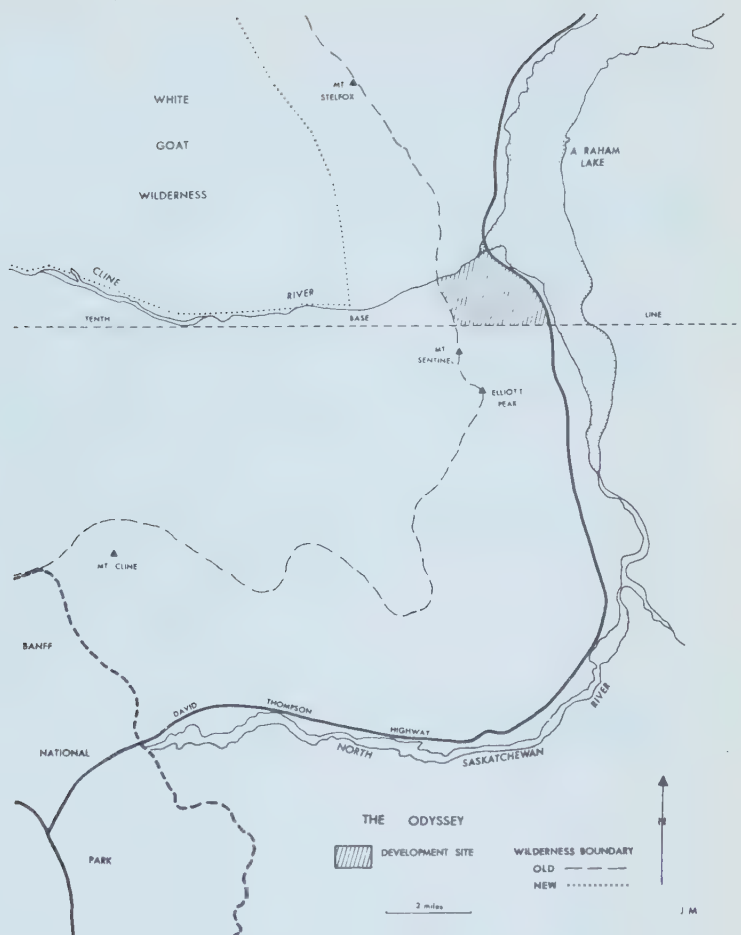
THE PROJECT

THE ODYSSEY is proposed for the David Thompson Highway at the junction of the Cline River, approximately twenty-five highway miles north-east of the boundary of Banff National Park. Incorporating approximately one thousand acres, the site is bounded on the north by the Cline River, on the east by the David Thompson Highway, on the south by the Tenth Baseline, and on the west by the original boundary of the White Goat Wilderness Area.

The site is approximately 210 miles from Edmonton, 185 miles from Calgary, and 120 miles from Red Deer. Completion of the base coat pavement on the David Thompson Highway, apparently scheduled for 1975, will increase accessibility and provide Albertans with alternatives to the present Banff, Jasper, Edmonton, Calgary circle tour.

The geography of the site is typical of mountain elevations ranging from 4,500 feet to almost 7,000 feet. Spruce, fir, and lodgepole pine, are dominant throughout the site, excepting an 80-acre poplar grove running on an east-west line across the property. The presence of ground water is indicated by natural discharge onto the land's surface. One such area is on the proposed site of the golf course.

According to meteorological statistics, the weather in the Cline River area is ideal for a recreational development. Precipitation, while adequate to sustain growth, is not excessive. Mean daily temperature in this area averages 52° F. in July and August, with a mean annual temperature of approximately 33° F. Soil types throughout the area, while rated poor for agricultural purposes, have been tested and deemed suitable for the development of a golf course.



Ecologically, this specific site exhibits several advantages in relation to the surrounding landscape. Ecological demands on the valley floor would be less than at higher elevations. The location is within the David Thompson "corridor" of intense usage that will inevitably develop through this valley. The site also has adequate highway frontage, eliminating the need for extensive road development. The views across the North Saskatchewan River valley, and also up the Cline River canyon, rival the scenery anywhere in the Canadian Rockies. At the same time, the development will be situated sufficient distance from the shoreline of Abraham Lake to escape the mud flats created by seasonal fluctuations in water level.

As suggested above, the land area requested for lease includes approximately one thousand acres. About 350 acres will accommodate the buildings and recreational facilities. This will be an intensive use area which is located adjacent to the Cline River, below the 4,650-foot contour. The remaining 650 acres permits a buffer zone between the resort development and wilderness areas. Land use in this buffer zone will be limited to hiking and walking trails, pony trails, and so on.

As stated in our document which was distributed publicly, the proposed development site originally was bounded by the White Goat Wilderness Area. Thus, hiking and trail riding were possible while more environmentally destructive forms of land usage and resource exploitation were limited. Realignment of the boundaries of the wilderness area was not supported by Cline River Development Co. Ltd., and indeed is not in the best interests of our proposed development.

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THE ODYSSEY

THE ODYSSEY Design

If I may direct your attention to the slides, you will see that the design of THE ODYSSEY focuses upon participation in the natural environment. Our intent is not to create concrete and neon monuments to urbanization, but rather to establish a milieu conducive to the appreciation of the natural environment. To this end, natural materials will be used extensively in construction and landscaping. The finished complex will symbolize a village retreat--a complete and satisfying community.

The hub of the development will be the central hospitality complex, incorporating a central administration area, food service facilities, and banquet rooms. Seminar rooms and a library will be provided in two adjoining wings. The recreation area of this central complex will also include an indoor swimming pool, squash courts, saunas, and exercise rooms.

Guest accommodation for approximately five hundred persons will be provided in a series of eight buildings with interconnecting passageways. Twenty per cent of the individual guest units will include kitchenette facilities. This will substantially lower the cost of accommodation to families visiting THE ODYSSEY, and thereby make the facility available to a broader cross-section of Albertans. The guest units are connected to the main hospitality unit by enclosed walkways. A golf club house with pro shop and ancillary services will also be provided adjacent to the main building.

Accommodation for approximately fifty staff members will also be provided on the site.

In the operation of a resort complex, possibly the singlemost critical problem involves the development of a program which will be viable economically on a year-round basis. In the early stages of the development of THE ODYSSEY, Cline River Development Co. Ltd. recognized a distinct need in Western Canada for a seminar and conference facility tailored specifically to the needs of government, corporations, and educational groups. During the winter of 1971-1972, a pilot market demand study was conducted which indicates a significant number of corporations, government agencies, and educational groups which require special and innovative facilities for extended periods of staff training and development.

Consequently, specialized facilities for small group seminars, conferences, and other educational functions have been incorporated into the complex. Each of the eight guest houses is designed to provide self-contained units to accommodate as many as seventy-five persons in an intensive live-in community. An information resources center, including library, audio-visual, and human resources will form the core of the special services.

Outdoor recreation in all its forms is becoming increasingly popular throughout North America. The natural resources for outdoor recreation at THE ODYSSEY will encourage many guests to participate in nature through hiking and trail riding. For the mountain climber, many challenging peaks are at hand.



For others the eighteen-hole golf course and other constructed facilities may provide more suitable enjoyment.

Outdoor recreation in the winter will focus upon skating and cross-country skiing. Opportunities for downhill skiing are presently available within reasonable driving distance at Lake Louise. Construction of downhill ski slopes is not planned for THE ODYSSEY. We feel that this specific area is not climatically suited to downhill ski development.

ENVIRONMENTAL IMPACT

The specific environmental effects of THE ODYSSEY are difficult to assess. We do know, however, that the greatest impact of development upon the environment will occur in the forty or so acres where major buildings will be erected. In this area, the natural environment for all intents and purposes will be destroyed. The remaining 310 acres, designated for golf course and other man-made recreational facilities, will be modified to a lesser degree, though land use will still be intense. In effect, then, the 350 acres occupied by the facilities will be lost as far as wild life habitat and some native plants are concerned.

Some of the guests using the facilities will wish to make use of the back country for hiking, riding, fishing, hunting, cross-country skiing, photography, and so on. We sincerely hope that THE ODYSSEY will maintain the quality of back country experience for its guests by keeping environmental damage to a minimum.

This factor again influenced the selection of the development site. Other areas such as Pinto Lake, Wilson Lake and Landslide Lake are scenically very attractive and are potentially good downhill ski areas. However development of these areas would necessitate construction of access roads through unspoiled recreation areas. These high elevation sites are also much closer to the fragile vegetation of alpine areas and are close to important habitat for mountain goats and Big Horn sheep, two animals whose range is greatly restricted in Alberta.

The proposed site of THE ODYSSEY is well removed from mountain goat and Big Horn sheep ranges. In 1972, about fifty goats were living in the area south of Wilson Lake, about thirty occupied the slopes near Cataract Pass, and an unknown number inhabited the excellent range above Pinto Lake, wandering in and out of Banff National Park.

These important goat ranges are all over fifteen miles from the proposed site of THE ODYSSEY.

Since the goats in these areas probably represent about fifteen per cent of the total goat population in the province, THE ODYSSEY will be extremely careful not to encourage any activities which would disrupt these animals.

Big Horn sheep make use of the winter range south of Landslide Lake as well as the open ridges above Coral Creek. These herds are over six miles from THE ODYSSEY site.

The site of THE ODYSSEY is much closer to elk, deer and moose range. Elk, deer and in some areas Big Horn sheep, traditionally wintered on the snow-free, wind-blown flats along the Saskatchewan River.

Since most of this important winter range for elk and deer has already been lost by construction of the Big Horn Dam, and use of much of the rest of the area will be restricted because of heavy traffic along the David Thompson Highway, numbers of these animals will be greatly reduced. THE ODYSSEY, because of its location along the highway, will not be in direct conflict with remaining elk winter range.

Moose winter throughout the forested parts of the area, especially along the valley bottoms where willows and birch provide important browse. Because of their dispersed nature, THE ODYSSEY site will not adversely affect moose numbers.

I might further specify what we consider to be the potential impact on the environment of various activities which might radiate from THE ODYSSEY, as well as the various measures that THE ODYSSEY will implement to minimize environmental damage.

Day Hiking

Most persons leaving the one thousand acre site of THE ODYSSEY probably will be engaged in short hikes. At the discretion of the provincial government, THE ODYSSEY is prepared to co-operate wherever possible in the development of marked trails with well-constructed bridges. Trails will be confined to the spruce-pine forest, where environmental damage may be minimized, and to areas which are not in close proximity to any significant wild life range. These short trails offer an excellent opportunity for interpretive brochures related to natural phenomena in the

area. Environmental awareness created by these interpretive trails may help to offset the potential damage represented by hikers.

Lesser numbers of guests from THE ODYSSEY will leave the site for hikes of one or two days' duration. Hiking will be primarily along existing unmaintained trails. THE ODYSSEY would encourage dispersed hiking and use of primitive campsites. We would discourage construction of shelters in the back country, especially facilities that would attract large numbers of people to Pinto Lake, because of its proximity to the White Goat Wilderness Area, and two important mountain goat ranges. Information on back country ethics could also be provided to hikers.

Trail Riding

The second activity at THE ODYSSEY which will undoubtedly have an effect on the environment will be trail riding. Daily rides on well-constructed trails through the forest area adjacent to THE ODYSSEY would have minimal impact on the environment. However, overnight pack trips would be of greater significance. A number of outfitters have operated in this area for a long time, taking parties into the wilderness to hunt or fish. THE ODYSSEY does not wish to interfere with the livelihood of these established outfitters. Although the demand for this type of activity is increasing, the area is already heavily used. Most suitable areas for grazing pack horses are, in fact, over-grazed.

Cut throat trout were introduced to Wilson Lake in 1964. This lake has since become a popular fishing spot. Throughout the summer of 1972,

Wilson Lake was the focal point of pack trips, and by the fall the area along the stream for several miles below the lake was heavily over-grazed. THE ODYSSEY does not wish to contribute to this kind of over-use. Indeed, even horses kept on site at THE ODYSSEY would not be permitted to graze at large to compete with elk and deer.

Cross-Country Skiing

The third activity having a direct impact upon the environment will be cross-country skiing. Most cross-country skiers at THE ODYSSEY will limit trips to within a few miles of the resort development. If such skiing is encouraged along the hiking and riding trails, ecological damage resulting from this activity will be very slight.

Small numbers of people may wish to make over-night cross-country ski trips. These people would use the same undeveloped trails and primitive campsites as the over-night hikers in the summer. Animals wintering along the valleys such as the Cline may be disturbed slightly, but we anticipate the small numbers of skiers will keep this disturbance to a minimum. Most skiers would keep to established trails because of the ease of travel.

Snowmobiling

My fourth point concerns snowmobiling. In the past several years, snowmobiling has rapidly increased in popularity in Alberta, and indeed throughout Canada. Notwithstanding its popularity, we are all aware that snowmobiling has devastating ecological consequences. The effects of

snowmobiles on shrubs and small trees is decidedly detrimental. When frozen, such vegetation is easily broken or stripped of bark, and thus destroyed.

It is very difficult to keep snowmobiles to planned trails, and damage could be widespread. Because of the distance snowmobiles can travel, the possibility of disturbance to sheep and goats in remote areas is significant. Similarly, the operation of snowmobiles in valley bottoms invades elk and deer wintering ranges.

Although there will be a demand for snowmobiles by some of THE ODYSSEY's guests, the activity will not be generally encouraged. But THE ODYSSEY is only in a position to regulate snowmobile traffic on its own property. Consequently, I want to clearly state, that any restrictions placed by the provincial government on the use of snowmobiles in the entire area would not be resisted by THE ODYSSEY.

Water Supply and Waste Disposal

The three sources of water which potentially may be developed appear to be springs, wells, or water from the Cline River. The volume of water which would be required at THE ODYSSEY is estimated as follows: 100,000 U. S. gallons of potable water per day; a potential of 600 U. S. gallons per minute for golf course irrigation; and for fire prevention, a capacity of 760 gallons per minute, over a duration of sixty minutes, which would be represented by a storage facility for approximately 45,000 gallons.

While the final decision concerning water source has not been made to date, the most likely procedure will include construction of an induced infiltration gallery near the Cline River. Water will be pumped from river level to a 250,000-gallon concrete storage reservoir located on the level of the development site.

All types of waste disposal will conform to standards outlined by the Department of the Environment. While final decisions have not been made, preliminary engineering studies recommend locating sewage disposal facilities at the north end of the site, near the Cline River bridge.

Since conventional lagoon sewage treatment systems require a large area of relatively level land, their use is not considered for this site.

The primary alternatives are the oxidation ditch system or a package extended aeration system.

Either system would provide levels of treatment acceptable to the Department of the Environment.

Now we turn briefly to the problem of solid waste disposal, an issue which is significant for a number of reasons.

We all know that bears are attracted to garbage, a situation which usually precipitates problems between bears and people. Common practice is to tranquilize the bears who frequent garbage disposal areas, and remove them, or more commonly destroy them. This practice could lead to the extinction of the grizzly bear as few large areas are remote enough to avoid the problem. At the same time, the potential danger represented by the meeting of humans and bears, particularly grizzly bears, has been gruesomely impressed upon us by maulings which have occurred in the last few years.

Careful consideration of evidence related to all aspects of the problem suggested above has convinced the directors of Cline River Development Co. Ltd. that the foremost solution to the problem is probably to avoid attracting bears to inhabited areas. This end could most appropriately be accomplished by proper garbage disposal.

Various methods of garbage disposal have been investigated, including land fill and incineration, or both, on site, or in co-operation with other groups in the area.

Of the two methods, land fill seems the less desirable. Experience in Jasper indicates that strong fencing, burning, and land fill have proved inadequate. Since the cost of trucking all garbage to areas outside the foothills would be prohibitive, the alternative appears to be incineration.

The various types of incineration available warrant further investigation. What we do know at the present time is that the best methods of incineration will be very costly. Therefore, Cline River Development Co. Ltd. proposes that the provincial government should be responsible for enacting restrictions which would enforce co-operative garbage disposal by means of the most effective incineration techniques upon all developments, public or private, between the Banff Park boundary to within ten miles of Nordegg. Either the provincial government could underwrite the cost of construction of such facilities and charge specified rates for use by other parties, or Cline River Development Co. Ltd. would be prepared to assume the initial cost of construction. I emphasize that in the latter event, the provincial government would have to enforce use of such incineration facilities, as specified above, and Cline River Development Co. Ltd. would charge both public and private clients at a specified rate.

To summarize this most important point, Cline River Development Co. Ltd. underscores the necessity of proper incineration of garbage. However, due to the extremely high cost involved, we would support any effective plan calling for the participation of all parties in both the public and private sectors to co-operate jointly in such a project.

CONCLUSION

Though this brief has been relatively lengthy, I have not had the time to discuss a number of other specific points of relevance to our proposed development. I will summarize our position very briefly.

THE ODYSSEY, if approved, will not be developed in isolation. Inevitably, a significant amount of development of various kinds will occur along the David Thompson Highway. In fact, this has already been initiated in the presence of a service center one mile north of the Cline River; it has been encouraged by the construction of the Big Horn Dam; it will be further enhanced as means are sought to relieve the pressure on our national parks.

If THE ODYSSEY becomes a reality, usage zones of decreasing intensity will develop radiating from the project site in concentric patterns. The core of the resort complex will have high density usage, the recreation facilities slightly less, the buffer zone less, and so on.

The fact that THE ODYSSEY would employ approximately 250 persons should not be overlooked. Approximately fifty seasonal staff will be housed on site. The remaining personnel and their families, the staff and families

of other travel and service-oriented facilities, will require homes, schools, hospitals, and other services. Should another town emerge in this area, or should expansion be limited to Nordegg? Cline River Development Co. Ltd. supports the latter alternative. However, suffice it to say, that Cline River Development Co. Ltd. will co-operate wholeheartedly with the provincial government and other interested agencies to plan the solution to these problems.

As I said at the outset of this presentation, I express the unanimous appreciation of my colleagues that these hearings are taking place, and that Cline River Development Co. Ltd. has had an opportunity to participate. We eagerly solicit the viewpoints, suggestions, advice, and criticisms of the Environment Conservation Authority and the public at large. I assure you that constructive suggestions pertaining to modification of our concept will undergo comprehensive consideration and analysis.

We trust that THE ODYSSEY will be an adventure in planning creatively to meet certain of the recreational and educational interests of Albertans and Canadians as we move toward the Twenty-First Century.

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

Are the principals in this organization all Canadians?

DR. VAN DYKE:

Yes they are.

MR. KINISKY:

How much is development dependent upon the extension of the David Thompson Highway through Howse Pass?

DR. VAN DYKE:

The development is not dependent in any measure upon the extension of the David Thompson Highway. It is dependent largely upon bringing up the present David Thompson Highway to a standard of pavement adequate for tourist traffic.

MR. KINISKY:

Where, precisely, on the site are you going to put your proposed buildings?

DR. VAN DYKE:

The proposed buildings would be located on an escarpment above the Cline River, approximately 200 yards in from the David Thompson Highway and perhaps 100 to 150 yards back from the shoreline of the river. The total 350 acres of the proposed development is located entirely on the northeast corner of the site. We don't propose any development for the southern portion of the property past the golf course, except for pony and walking trails.

MR. KINISKY:

How carefully have you examined that particular slope below which you are proposing to build?

DR. VAN DYKE:

My father and I examined it informally over a period of a year by walking through the entire area from the Banff Park boundary through to Nordegg. We selected the site, we have been all over the site ourselves, our consulting engineers have had preliminary looks at the site. I believe we have investigated it relatively thoroughly to our present level of concept.

MR. KINISKY:

Are you aware of the large alluvial fan and the two major washouts that exist on that slope, also of the avalanches which frequently come down that slope?

DR. VAN DYKE:

Most of the avalanche danger we have been aware of comes down just a little bit to the west. By a little bit, I would say the first major run would be approximately 500 yards to the west of the furthest extension of our building site and golf course site. The

entire area will receive an in-depth survey for these kinds of problems should we be allowed to proceed with our planning and development.

MR. KINISKY:

Your location is directly in the path of that large alluvial fan which has taken out an awful lot of land in years gone by. It looks like it has been stable for the last 15 or 20 years, but there is no prediction of when it will go crazy again.

DR. VAN DYKE:

The preliminary assessment of our engineers is that the area is sufficiently stable for construction of buildings. It is being investigated by construction engineers as well.

MR. KINISKY:

Approximately how many people would you house in this development at any particular time, say at the height of the tourist season?

DR. VAN DYKE:

At any given time the maximum would be approximately 500 persons.

MR. KINISKY:

My calculations, from your water consumption, tell me you'd need about 2,500 people to consume that amount of water.

DR. VAN DYKE:

I really am not competent to comment on that question. I accept the information which has been given to us by our consulting engineers.

MR. KINISKY:

How do you propose to have a water supply in the wintertime? The Cline River is noted for its declining water flow during the winter. In winter the flow is minimal.

DR. VAN DYKE:

It's important to emphasize that I did not say we would be taking water directly from the Cline River. The proposal put forth by our consulting engineers is that an induced infiltration gallery be constructed at the side of the Cline River to take care of the water problems. We have had hydrological assessment of the area, not only of levels of the Cline, but of levels of creeks in the area, and of location, levels and volume of springs. In the recommendation from the hydrological consultants there are alternatives for water supply, but at the moment I believe they are predisposed to the induced infiltration system.

MR. KINISKY:

You mention skiing within reasonable distance. I suppose you are talking about Jasper and Sunshine?

DR. VAN DYKE:

I think Sunshine is probably a little closer than Jasper.

MR. KINISKY:

You referred to Wilson Lake as an important fishery with the cutthroat trout planted in there some years ago. I assume that people from the Odyssey would like to go to this fishery and enjoy it.

DR. VAN DYKE:

To the extent of the means available to get there.

MR. KINISKY:

You should be cautioned that Wilson Lake has been a successful fishery because people cannot get in there. It has an extremely limited capacity and is in danger of being overfished.

Why do you feel that the presence of Abraham Lake is going to inevitably cause development in the area?

DR. VAN DYKE:

I'm not sure that I said the presence of Abraham Lake would inevitably cause development in the area. I suggested the Odyssey as a major development. History shows that major developments in other notable recreation areas inevitably attract groups of smaller developments to use the facilities larger developments provide. I believe that's the statement I made. If I didn't say that, I correct the error.

MR. KINISKY:

Then you would encourage additional development in the vicinity of the Odyssey as a complementary type of activity?

DR. VAN DYKE:

I would modify that to your definition of the word "encourage". We are not against other developments which might go into the area using the facilities which the Odyssey provides, particularly the recreation facilities such as the golf course and so on.

But I would not want the word "encourage" to be construed to mean random development ad infinitum. Any development in the area should be planned systematically by governing authorities. To the extent that government will permit development in the area, we are prepared and indeed would encourage people who patronize these areas to use the facilities to their hearts' content.

MR. KINISKY:

The location of your sewage disposal area would be near the bridge across the Cline. Would your sewage outflow actually be into the Cline?

DR. VAN DYKE:

If I understand the reports of the consulting engineers correctly, the facilities, per se, for treatment of the effluent would be placed on the upper rather than the lower level of the Cline itself. But I presume also that it is their intent that the treated effluent be dispersed into the Cline.

MR. DOWLING:

Do you anticipate your clients will all come from Alberta, or will they have to come from outside the province?

DR. VAN DYKE:

The answer is probably in two parts. You have to look at the market we, as a recreational complex, will be tapping for summer use. Then you have to look at the market we will be tapping during the winter, primarily as an educational complex.

The former would be a market made up of the travelling public, Albertans, Canadians and Americans, whoever happens to pass by our doorstep, in the fashion of any hospitality facility in any location which allows or encourages anybody to come. I don't think the problem of a summer market is one we'll have to grapple with particularly.

The winter market? As I mentioned in my presentation, we have conducted a pilot study which surveyed approximately 1,200 corporations, educational groups and so on throughout Canada and in the northern United States. While I would not represent the pilot study as being a conclusive market demand survey, there has been enough support to indicate the primary winter market will be western Canada and the northwestern part of the United States.

In our survey responding groups said, yes, we would like to use these kinds of facilities and these are the kinds of demands existing at the present time. I hasten to add that that survey was conducted in the winter of 1971-72. I think because of the delay in the development of our project, we're going to have to go back to do a more complete demand survey if we do get permission to go ahead again with our planning and development.

MR. DOWLING:

In the summertime you expect to have a casual clientele, people who want to stay over for a night or two. But in the wintertime would you have to rely more on convention trade, business trade or educational groups, people who are not going to be staying one or two days, but rather over a period of time?

DR. VAN DYKE:

In the wintertime the facility would be available for persons who do wish a short-term stay, but our surveys have obviously indicated the bulk of the demand will be from education-oriented groups, yes.

MR. DOWLING:

Will the casual trade, the people who stop for one or two nights, be able to afford this particular type of accommodation? Will it be directed to the middle income group, or will the lower income groups be able to use the facilities?

DR. VAN DYKE:

Again, the question has to be answered in two parts. As with any hospitality facility, the rates at the peak periods of the summertime will probably be slightly higher than they are in winter. However, the whole intent of the Odyssey is to get away from the traditional luxury resort concept typical of resorts built 30 and 40 years ago and to offer a range of accommodation to be enjoyed by a very wide range of income groups. Specifically, it would be realistic to say that the

basic clientele would be attracted from the lower-middle income group, not lower and middle but lower-middle income upward.

MR. DOWLING:

I believe you state in your brief that, fully developed, the Odyssey would accommodate approximately 500 persons. Have you calculated a break-even point? How many people would you require on an average to make the operation pay for itself?

DR. VAN DYKE:

I can't tell you just off the top of my head what the break-even point is. On the basis of certain assumptions and projections we made a couple of years ago I can say that the operation does look to be a paying operation.

MR. DOWLING:

If the development took place would it be viable, could it continue to operate at a profit and not be an albatross?

DR. VAN DYKE:

It certainly is a viable development in our opinion or we wouldn't be putting money into it. However, the delay in planning and construction is, as I pointed out in the history, constantly increasing the construction costs. Were we again given permission to go ahead with the planning and development, I think we would have to reassess the economic potential. When this economic potential was assessed approximately a year and one-half ago, we were satisfied it would be a paying operation into the unforeseeable future.

MR. DOWLING:

What form of financing have you in mind for the development of the project? Would you be a public or private company?

DR. VAN DYKE:

To this point all we have done is engage a group of Albertans in the company who have put up money for developing the initial concept. All that can be said about the long-term financing is that we have explored all possibilities from private financing to the possibility of financing on a public basis with the people of Alberta and/or Canada. At the present time we have not made a decision we would like to live by. When we find out whether or not we can go ahead with further planning and development we will again come to grips solidly with that issue.

MR. DOWLING:

Have you an idea how much money your group would be prepared to invest in this particular project? Certain ancillary services are necessary to support the project. What public investment, what amount of money would have to come from the public treasury in order to make or assist in making the Odyssey viable?

DR. VAN DYKE:

It is almost impossible for me or any member of our group to answer that. It depends to a very great extent upon the principles established for the systematic development of the area, guidelines for

systematic development to guarantee that the overall area does not develop in a random manner.

The answer to your question will depend almost entirely upon the overall concepts which the provincial administration lays down for the development of the whole area. Until the provincial administration is prepared to make a statement as to what that concept will be, I think it is rather impossible for us to make any statement as to what the cost will be to the public treasury.

MR. DOWLING:

So you are putting the ball back in our court, suggesting we should look into what the cost may be depending on what the development plan for that particular drainage basin may be?

DR. VAN DYKE:

We would assume this to be one purpose of the hearings. If development does go ahead it will be within the provincial government's ball court to come up with that overall development concept. Once this occurs, and should we be included in that development concept, we would be more than pleased to participate in helping to whatever extent we can in planning for the kinds of problems you are mentioning.

MR. DOWLING:

Would you go over the plot plan for us in detail? I have a number of questions about things which I don't think are on that plot plan.

DR. VAN DYKE:

The contour of the land is such that coming onto the property you go up a relatively small rise onto flatland and then confront another rise just approaching the development site. This larger area of land is relatively flat, as is the development area for the buildings. This is on the northeast corner of the property. The total area occupied by buildings would be, at most, 40 acres.

MR. DOWLING:

You've shown us a layout of your buildings. Where is the golf course?

DR. VAN DYKE:

The golf course would include the entire area to the south of the building development site.

MR. DOWLING:

Where would you locate your water reservoir?

DR. VAN DYKE:

The reservoir will likely be located further back on the higher elevation because once the water is pumped up to the development level we'd like to get it just a little higher so that it can be fed into the development by gravity.

MR. DOWLING:

How will the reservoir be protected in the wintertime? Have your engineers reported on that? Are they going to bury it, heat it or what?

DR. VAN DYKE:

I'm not able to comment on that question at the moment because I'm not up to date on the answer.

MR. DOWLING:

Where would the sewage disposal plant be located?

DR. VAN DYKE:

There is a borrow pit which was used by the Department of Highways at the time gravel coating was put on the David Thompson Highway. There is some thought that the rather large and unsightly borrow pit could be used for this and landscaped to make it serviceable.

MR. DOWLING:

What about the parking area?

DR. VAN DYKE:

There are two parking areas. The cars will be in the area of the buildings. There is a partially covered car area planned that shelves off from the building construction if I'm not mistaken.

MR. DOWLING:

Where would the incineration area be?

DR. VAN DYKE:

Apart from the principles concerning incineration which I have suggested to you, we are not in the position to be able to say where incineration should take place. This may depend on what aspect of our proposal the provincial government is willing to catch up and on whether or not we are going to participate with others in the area in garbage disposal. The problem of incineration will have to be coped with on that basis.

MR. DOWLING:

You are thinking of a gas-fired incineration system I presume.

DR. VAN DYKE:

Some of our consultants made initial explorations in that area. The board of directors is only concerned that it be the most efficient method. Again, I'm not a mechanical engineer and I don't purport to be able to explain these things in detail, but we will be in favour of the most efficient method of incineration.

MR. DOWLING:

Electrical power is close to the site, I assume, because of the motel and campground and service area nearby on the other side of Highway No. 11.

DR. VAN DYKE:

I think you're incorrect in that assumption. To our knowledge the closest commercial power available is at the Bighorn Dam. We have had preliminary discussions with Calgary Power on this issue. I think the development of which you speak generates its own power on its own property.

MR. DOWLING:

Is there a gas supply in the area or would the gas have to be brought in as well?

DR. VAN DYKE:

No, there is no gas in the area. At the moment, because of the remoteness of gas facilities, I don't believe we're particularly interested in looking at gas as a source of heat.

MR. DOWLING:

Would you operate your own trail riding outfit or would you lease that to somebody else?

DR. VAN DYKE:

We would certainly lease it to somebody else.

MR. DOWLING:

Would your corrals be on this particular lease or would they be someplace else?

DR. VAN DYKE:

We would expect the corrals to be toward the back of the property.

DR. TROST:

You deferred comment on population growth statistics because you suggested they had been presented before. Would you summarize the population growth statistics you are using in your calculations?

DR. VAN DYKE:

The overall summary could be calculated from provincial census divisions Nos. 11, 8 and 6; these incorporate the cities of Edmonton, Red Deer and Calgary respectively and an area of approximately 5,000 square miles around each centre. Estimates suggest the population density of these divisions will increase from the 1966 levels to projected 1999 levels as follows:

No. 11: Edmonton, from 85.34 inhabitants per square mile to 180.36 inhabitants per square mile.

No. 8: Red Deer, from 14.84 inhabitants per square mile to 26.01.

No. 6: Calgary, from 74.63 inhabitants per square mile to 181.15.

If these population projections prove to be accurate, in 1999 we will see an average density of 129.17 inhabitants per square mile throughout these three census divisions, or a total of over 2.03 million people living within a corridor less than 250 miles long,

between Edmonton and Calgary. This total represents over 75 per cent of the anticipated total population of the province in the year 1999. I have other statistics but that is the summary.

DR. TROST:

I'm sure your planning isn't based very tightly on those kinds of projections. They were made some time ago and since then even Edmonton has had the mysterious disappearance of some thousands of people. Do you feel these projections need to be updated now?

DR. VAN DYKE:

Yes. As a researcher, I feel they probably should be. But the intent of quoting these statistics, as was the intent of a number of other groups which have done so, is simply to point out that the density of population in the corridor between Edmonton and Calgary will rise significantly in the future. This has implications for leisure and recreation in Alberta, particularly in west-central Alberta.

DR. TROST:

Your projections indicate that the population will more than double in this particular corridor.

DR. VAN DYKE:

That's correct. These are not my projections, incidentally. They are basically from the Red Deer Planning Commission.

DR. TROST:

How do you proportion the use from the corridor population and the use from other areas outside the corridor, including outside the province, as the population pressure upon your facility?

DR. VAN DYKE:

That depends to a large extent upon our success in presenting the Odyssey as a rather special concept, not only for physical recreation, but for recreation of a cultural and educational nature. If we can make the public aware of our intent for this so-called resort complex, I think a substantial proportion of our guests will come from this population corridor, particularly during the winter season. This is our intent at any rate.

During the summer we have an influx of visitors from all areas of Alberta, Canada, the United States and indeed from around the world. Facilities are up for grabs as to who is able to use them. That's possibly the most concise way in which I could answer your question.

DR. TPOST:

I think you describe your resort as "a resort for self-actualization".

DR. VAN DYKE:

That's correct.

DR. TROST:

A nice phrase. Would you elaborate on the range of activities you're thinking of? I feel that in some aspects you may be competing with the Banff School of Fine Arts.

DR. VAN DYKE:

The phrase describes what we hoped would be a new concept developed to meet the leisure needs, in the broadest perspective, of the people of our province and Canada now and in the future. It is not a resort model as are the traditional mountain resorts, which focus entirely on physical recreation.

I have mentioned an information resources facility as an integral part of the complex. This facility will include, among other things, human resources. We hope to have people who are academically skilled in certain areas who, in the wintertime, would be available to present knowledgeable resources to groups. We would also hope this would carry over to human, library and audio-visual resources and cultural activities in which the general public could participate. In summer we would offer a range of activities which are not now a parcel of any particular recreation area that I could put my finger on. This is the background to our statement concerning the possibility of self-actualization in terms of recreation.

DR. TROST:

You'd be thinking of programs like fine arts that would require certain expertise and, if we were to stretch it, transcendental meditation which seems to be attracting many people. Would you think of renting out your facilities to groups which would organize the programs?

DR. VAN DYKE:

We don't want to concentrate only on renting out our facilities to groups. We also want to be involved, as much as we can be, in helping any group with resources of various kinds. We hope, from a strictly educational and research point of view, that over a long term the direct benefit of corporate groups, educational groups and private citizens will be accumulated at the Odyssey. In turn, on-going research material can feed back into information resources as a further contribution which the Odyssey can make to more than just a recreational community.

DR. TROST:

In general, would you tend to avoid the areas in which the Banff School has developed its reputation, or would you, if there was an overflow, also move into those areas?

DR. VAN DYKE:

In certain ways we would be peripherally competitive with Banff. But I believe it correct to say we have gone out of our way, in terms of our demand survey, to encourage the groups which responded to our survey to articulate the kinds of facilities they feel are necessary for their particular kinds of activities.

When we received these results we found they had changed many of our concepts of what the establishment should be. Our concept outlined a complex which has certain areas overlapping with the Banff School of Fine Arts activities but is still a different facility,

particularly in the kinds of resources it makes available to participating groups.

DR. TROST:

As you get into it, I'm sure the concept will take on a life of its own and evolve in ways that the clientele determines. But is it your thought to establish the organization needed to carry out these programs yourself, or to have others establish them on your behalf?

DR. VAN DYKE:

I would have to give a bit of history of the development to answer that question completely.

Drawing from some of my activities in the hotel consulting business I can say that overall, but with some exceptions, the hotel industry has not been particularly innovative in its approach to the public. Many of our resorts are built for recreational activities of 30 years ago and staff development is modelled on an operation and organization based on slave labour available 30 years ago.

The Odyssey is an outgrowth of two problems. First is the problem of recreation and leisure. Anybody familiar with the operation of major resorts knows very distinctly that the primary problem is year-round viability of operation. Most of the major resorts have not been overly successful in these areas.

The other development involves my personal input to our organization. We have certain kinds of problems in higher education which I think require innovative solutions. I hope that by getting into these areas initially via the mechanism of corporate and educational seminars, as time and economics allow us the opportunity, we may be able to attempt to solve some of the problems which really distress university students, particularly those who become career academics.

I would not presume to say that the Odyssey has all or even many of the answers. But in a sense, it's one group's attempt to do what it can to confront two problems which at first appear to be diverse but which I think can intermesh to a significant degree, providing opportunities in the worlds of education and recreation to do some things that have never been done before.

DR. TROST:

Are you thinking of adult education?

DR. VAN DYKE:

Yes.

DR. TROST:

Have you talked this over with people at the universities?

DR. VAN DYKE:

We have had extensive discussion with faculty, administration and students at the university. Until this past summer school I was on the faculty of the University of Alberta and I've used my time, I hope profitably, in trying out ideas on a wide number of academic and administration people.

DR. TROST:

Would you be relating to the extension departments of the universities?

DR. VAN DYKE:

Indirectly and informally, yes.

DR. TROST:

If I've gathered correctly, some of these questions relate to a staff of 250 and a clientele of 500. Is this a very high staff-clientele ratio?

DR. VAN DYKE:

If you look into the history and operation of major resorts in Alberta, you will find it is rather a low staff-clientele ratio. I can remember specifically one year in the 1960s at Jasper Park Lodge when statistics indicated the total number of staff that passed through the facility in a season exceeded the number of guests who could stay there at any one time. Basically there is a ratio of slightly less than one-to-one in traditional ...

DR. TROST:

Of permanent staff and permanent clientele?

DR. VAN DYKE:

That's correct.

DR. TROST:

So you think you're going to do it with a smaller staff?

DR. VAN DYKE:

Yes we do, because again, if I can re-emphasise the point, the existing resorts were resorts built 30 and 40 years ago for a labour-intensive industry.

Just one example, the golf courses in either Banff or Jasper have traditionally required a rather large staff to do things like move hoses around and water the golf course. In contemporary operations automated sprinkling systems can be installed and can even be run by computer which eliminates, in this one department, the need for perhaps up to 10 or 12 staff members.

Basically, we are proposing a resort which is being built now for a world of the 1970s and a future looking to the 21st century. The innovations and technology have allowed certain advances in available automation for certain tasks which were previously performed by individuals. On the other hand, I think it's imperative in the hospitality industry to remember that basically you are there to serve people. Consequently you can't cut the staff to the point where people entering your building come and talk to a computer. That's not a very good relationship; it's not "self-actualizing".

DR. TROST:

It's over-simplifying the complex you are describing to designate one half for hotel purposes and one half for recreational purposes

since the recreational side itself is quite complex. Do you expect to operate them both profitably or is one supporting the other?

DR. VAN DYKE:

Experience in the hospitality industry recognizes that you cannot afford to have one department subsidize the other. There are certain exceptions to that rule, but as a generalization that is true. As a result the kinds of facilities we have proposed do not rely in any significant degree upon one portion of the facility subsidizing another portion.

DR. TROST:

So your recreational facilities and your self-actualizing programs would be proceeded with if they were able to maintain themselves.

DR. VAN DYKE:

Yes.

DR. TROST:

I look at the four seasons, winter, summer, spring and fall. Do you expect to have much seasonal fluctuation of staff?

DR. VAN DYKE:

I think there will be a fluctuation of some significance between summer and winter, possibly with a slightly reduced staff in the winter. One explanation is that some of the recreational facilities available for summer use would not be available and staffed for winter usage.

In relation to the overall development, the fluctuation should not be terribly significant if we're looking at approximately 200 to 250 full time, year-round employees.

DR. TROST:

We generally think of winter as being most of the year and summer occurring by accident, but what about spring and fall? Will there be any tie-over or any problems?

DR. VAN DYKE:

The pattern of the hospitality industry in Alberta in the past has been that July and August are the two months of maximum tourism potential. It has been proven by hard experience in certain of the major resorts that May and June, September and October can be very effective months for soliciting conventions in the truest sense of the word. As a result we are looking primarily at tourism during July and August. May and June represent a transition from winter to summer operation and are basically occupied by conventions. Similarly the fall, September and October, is again the transition in the cycle and again has been proven to be a time of fairly good convention activity.

DR. TROST:

In your submission you said you didn't feel the realignment of the wilderness areas to be in the best interests of Odyssey itself. Please elaborate.

DR. VAN DYKE:

When we originally walked through the areas to select an appropriate site, we selected the proposed site of The Odyssey because, among other things, it was backed by the boundary of the original White Goat Wilderness area. Rumors will travel, and as soon as our development was known it was presumed by a number of groups, that the nature of development - development as we have traditionally known it - would automatically mitigate against the continued existence of the boundary of the White Goat Wilderness area.

About two years ago, at the time hearings took place concerning the realignment of the boundaries of the wilderness area, we were approached by some individuals who were making recommendations on behalf of wilderness groups. We were asked specifically what our stance would be. We met on the site with some of these individuals and discussed the problem. We then pointed out that, although in terms of traditional stereotypes of recreational developments the boundary of the White Goat Wilderness looked as though it would be restrictive to us and therefore we would try to see it removed if we could, on the contrary, we rather liked the idea of having the boundary of the wilderness area behind our property. Among other things, it would not allow ready access up the south side of the Cline for other development of any kind whether it had to do with natural resource exploration, recreation or whatever in that back country.

I made it clear to those gentlemen that, for reasons such as this, the Odyssey was willing to live with the existence of the White Goat Wilderness area, even if more restrictions might be placed upon the kinds of activities that could take place in these areas. On behalf of Cline River Development Company Limited I offered to approach the committee which eventually would decide concerning boundaries with a brief which would mitigate against changing those boundaries. It was the feeling of the gentleman who interviewed us that this would not be necessary. They said they would carry that word to the committee on our behalf when they made their presentation, and I presume that was done.

DR. TROST:

Your submission stated that the government had requested that you provide them with phasing and completion dates of the various installations and also estimated costs and proof of financial ability. Have you done that?

DR. VAN DYKE:

Yes we have. That was presented before the deadline which was placed by the Social Credit administration; it was also presented to the present Progressive Conservative administration.

DR. TROST:

Would you elaborate on the phasing and the time aspects involved in the phasing if you were to go ahead.

DR. VAN DYKE:

I think the word "phasing" is rather unfortunate. When the request for proposal was made public it was just one of the words that normally go in to request development for proposals. At the time we initially approached the government we specified that we did not intend to phase development in the sense of phase construction.

Our initial proposal to the government did present phased development by setting out phases on a time schedule for doing certain preliminary studies, for going further to arrange financing for the period of construction and for the opening date. At that time, without being able to see into the future, we were suggesting that if we were to go ahead, probably in 1971, the facility would be ready for opening in 1974. The subsequent delays have now placed the project in the position that until there is some direct feedback on the results of the present hearing, we can't really project when the facility might be completed. Were we to go ahead with the project, I think it would take approximately two years from the time we again began our planning, completed construction and were ready for opening.

DR. TROST:

I suppose your former cost estimates may have changed somewhat by now?

DR. VAN DYKE:

This is why I've emphasized several times in the course of my presentation and questioning that our initial projections will have to be redone because of the escalation in cost of building. I'm sure our original estimates have increased by hundreds of thousands of dollars at this point.

DR. TROST:

You said at one time you weren't planning to use Lake Abraham?

DR. VAN DYKE:

That's correct.

DR. TROST:

Will its up and down operation have any effects on your own use of land?

DR. VAN DYKE:

Not as far as we can see. In choosing this particular site we avoided the shore. We wanted to be well removed from the lake. We chose the site on the opposite side of the highway to the lake, although if the initial projections for water level fluctuation do take place, over a long period of time there will be certain periods of the year when I think the water will just touch the upstream side of the Cline River bridge. But Abraham Lake is in no way an integral part of our concept, except that our location on the height presents a rather nice view of the lake.

DR. TROST:

In the course of your preparations and planning have you had any discussions with the regional planning commission here and with the towns and cities?

DR. VAN DYKE:

I cannot list from memory the number of groups with whom we have had discussions from time to time, including chambers of commerce and town councils of, I believe, Nordegg, Rocky Mountain House and Red Deer. We have had discussions with innumerable private interest groups including conservation groups.

These discussions have been curtailed temporarily over the period of the last year or so. Since we have been asked to place a moratorium on our planning and development we have had to come back to groups which, incidentally, rather consistently phoned our offices for information concerning the Odyssey. We have had to tell them we'll be able to answer their questions when answers are presented pending the outcome of the hearings.

DR. TROST:

I'd like to talk about the possibility of either conflicting uses or supportive uses of this particular area. Would you comment on some of the proposals for land use and resource development you feel are supportive, in the same spirit as the Odyssey's operations, and those that may be in conflict with it.

DR. VAN DYKE:

If the map the Authority published is correct, I think we would be a little distressed if Convex Developments located on our first tee. However, the kinds of developments which would not be particularly conducive to the Odyssey would be natural resource exploitation in the immediate area. I am not too familiar with all the plans but we wouldn't want to find adjacent to our property some sort of natural resource exploitation which conflicted with the recreational potential of the area.

It's also fair to say there is some question as to whether the area, basically between the Banff Park boundary and possibly even further east than Nordegg, can support two major developments.

DR. TROST:

How do you feel about supportive proposals? I'm thinking of the wilderness recreation proposals, the hiking trails and things of that sort.

DR. VAN DYKE:

I believe I would be speaking for my colleagues in saying we would like to see a fairly wide range of recreational potential throughout the area. We support the idea of designating substantial areas to maintain the real quality of back-country recreational potential.

We would also hope the development throughout the area would allow as broad a cross section of recreational activity as possible, not only for a few people of very high income or a few people wanting to see the total area preserved only for back-country kinds of activity, which is unjust in principle. A supportive measure of planning throughout the whole area would try to accommodate as wide a range of recreational activity as possible without major destruction, or without creating concrete jungles in the area.

DR. TROST:

There are some Indian bands in the general district. Have you had discussions with them and do you foresee any problems or benefit from this situation?

DR. VAN DYKE:

I do not recollect the details of all the discussions we've had in the past couple of years. We have discussed informally with

interested members of the Indian groups in the area some of our plans and some of theirs, in an effort to try to appreciate how they look at the planning of the area in relation to how we look at it. We don't wish to infringe in any way upon the rights of Native peoples in the area.

Speaking again on a personal basis, in recent months we have fought for, and in some instances participated in winning land claims for Native peoples, helping them to develop certain of their areas. We don't want to infringe upon any legitimate claim of Native peoples whether it pertains to outfitting, guiding or whatever these claims may be. So far as we are concerned, Native peoples, in terms of rights at least if not cultural background, are equal citizens in our land. We would look to Native peoples as potential employees who may wish to participate. We encourage that and are willing to cooperate in any other way.

DR. TROST:

What do you need from government?

DR. VAN DYKE:

Basically what we need from government is a paved road. In a more serious vein, I'm not even sure that we, in isolation, need this as much as the population of Alberta needs a systematic plan for the overall development of the area. With the exception of the portions of my presentation in which I alluded to specific participation on the part of the government - for example an issue such as incineration - I don't see that there are too many specific areas in which we do need help.

I re-emphasize, part of an overall plan has to deal with the problem of where employees live. I have stated the position of Cline River Development Company Limited on that particular issue.

DR. TROST:

Is the land you're using privately held?

DR. VAN DYKE:

The arrangement we have been negotiating from time to time has never been for purchase of the land. It has always been in terms of a lease granted by the government. The only major requirement we have in the area is that a lease be granted for renewable periods conducive to long-term financing. Apart from that, there is no consideration and never has been any consideration of our company, or any other group, privately owning the land.

DR. TROST:

But you would require from the government a lease of Crown land for a period of 20 years?

DR. VAN DYKE:

I would say, in whatever way this could be divided up, probably a minimum of 50 years. Again I emphasize that would be a minimum period. I emphasize the minimum upon which financing in any form could be gained for such a development.

DR. TROST:

That's a lease on roughly 1,000 acres for a 50-year period?

DR. VAN DYKE:

Yes. I make one side comment on this issue. When we originally walked through the area and took a look at this particular piece of land, we eyed the general boundaries within which we thought we might expedite our development. When we presented our initial proposal on December 31, 1970 to the Social Credit government we used natural land marks - with the exception of the 10th base line - as being roughly the area we needed for lease. At that time, by random figuring we felt the area would be approximately 800 or 900 acres.

When the government publicly advertised a request for proposal they included as the designated boundaries - I don't believe there was a formal survey - the ones which I specified: the highway, the Cline, the White Goat Wilderness area and the 10th base line. When we had an aerial survey done, the total acreage in that particular plot was slightly in excess of what we had initially anticipated. Our request was not for an acreage initially. It simply indicated roughly what the boundary lines were. At that time we did not know the precise acreage.

DR. TROST:

In addition to the acreage you need to lease you would wish your clients and your staff as citizens to have ready access to adjacent Crown lands, no doubt, but it would be an additional concentration brought there for your purposes.

DR. VAN DYKE:

The presentation made the point that any of the ancillary services directly pertinent to the Odyssey, housing of permanent staff and so on, in our unstudied opinion should be confined to Nordegg.

DR. TROST:

I want to make a distinction between the two things. On the one hand you'll be bringing in clients who will be using the wilderness areas or the back country and they may then have an impact on it that will affect how other people use that back country. So will you want access to Crown lands in addition to those you're leasing?

DR. VAN DYKE:

In that sense we simply request the access that would be available to any other member of the public.

DR. TROST:

Right, but with the associated fact that the presence of your facility there will increase an impact of a certain kind, won't it?

DR. VAN DYKE:

Yes, I think that's a fair statement.

DR. TROST:

I would like your comments about the community in more detail. You've suggested alternatives, but you're opting for a community at Nordegg that would house some part of your staff?

DR. VAN DYKE:

Again I emphasize that this is just our opinion. We brought this issue to the attention of the recent administration as well as to the attention of the previous administration. We would not want to see the additional concentration of staff housing and all the concomitant ancillary services as part and parcel of an area which basically has good recreational potential, when within reasonable driving distance there is in existence a town with existing services. Unless I miss my guess I would expect that the citizens of that town would not be averse to a slight influx of population.

DR. TROST:

How far is Nordegg?

DR. VAN DYKE:

Approximately 25 to 30 miles.

DR. TROST:

Would many of your staff have families?

DR. VAN DYKE:

Because of the permanent nature of a large staff I would presume they would, yes.

DR. TROST:

They would therefore have demands for hospitals and schools and things of that sort?

DR. VAN DYKE:

Yes. About two years ago, when the first publication of our proposed development was made, we were approached by the school authorities in the Nordegg School District. We gave them whatever information we had concerning our plans at that time, emphasizing that we would like to work with them cooperatively, confronting any problems which they might foresee as well as those we could foresee. Again, our contact with groups such as this has been minimized over the past year.

DR. TROST:

But the costs of providing these facilities would be borne by the municipality from the taxes on the staff that would move into this municipality?

DR. VAN DYKE:

That's correct. They would become citizens of that municipality in the same way anybody else becomes a citizen of another municipality.

DR. TROST:

What role do you think government should play in relationship to The Odyssey?

DR. VAN DYKE:

In what context?

DR. TROST:

In whatever context you have in mind. Suggestions have been made many times during these hearings that in major developments of this sort consideration should be given to an active role by government.

DR. VAN DYKE:

I certainly think it should be considered. That question is loaded, depending on from which side you tackle it.

DR. TROST:

I meant it to be loaded on both sides.

DR. VAN DYKE:

In that context I'll answer it in a loaded way on both sides.

We are not here representing ourselves by saying we have to be subsidized, or that we are looking for the participation of government in financing because there is something financially lacking in our concept. In that sense we are not asking for public or government participation.

But if it is considered and should prove feasible that the government should have participation, or should the provincial government come to us and say we would like to have participation and outline whatever proposal they may have, we are more than open to consideration of participation. In that sense, yes, but not in the sense of looking forward to a development, the viability of which depends upon economic participation by the provincial government.

MR. DOWLING:

You've stated that the project is economically viable and you've also stated in your presentation that your original study on viability took place some time ago, probably late in 1971. There are some problems relating to gas supply, power, construction costs, water supply, sewage treatment and so on. How can you be so certain that the development is economically viable when you don't know all your costs?

DR. VAN DYKE:

I don't think that I've ever represented that position. I believe those are your words, not mine. I have said that at the time we did do our initial studies the proposition did look viable. In the subsequent period we have no reason to believe categorically the proposition is not economically viable at the present time.

Concerning the studies which need to be done, I emphasized they will have to be done again despite the fact we took upon ourselves the cost - slightly in excess of \$100,000 - of having done one set of projections which in some ways are no longer valid to us. It only

makes proper financial sense that we present a concept now which is accepted in principle before we sink another \$100,000 into redoing the kind of work we have done.

In summary, I don't believe I have represented our opinion at this point as being backed up by current surveys. As I've specified, those surveys are approximately two years old. I do specify that further renewed efforts will have to look at economic viability from the point of view of costs as well as the whole market demand picture, both in a broader sense than our initial pilot study allowed us to do.

MR. DOWLING:

You're saying that you will review your cost situation?

DR. VAN DYKE:

We certainly have to do that.

MR. DOWLING:

You state that this development could take pressure off the national parks. We've had views placed before us at these hearings that such developments might increase the pressure on the national parks. Would you like to comment on it?

DR. VAN DYKE:

You are really presenting a chicken and egg kind of issue. Undeniably, at the present time there is a dire shortage of accommodation in our national parks. It would be my opinion that the kind of development we propose would serve to take a very distinct degree of pressure off the national parks.

You also have to analyze what you mean by pressure on the national parks. There is accommodation pressure, the push for having more facilities established in the national parks. There is also the kind of pressure that may be created by bringing people into the area who want to see the national parks from a scenic point of view, hiking or what have you.

My statement in the presentation was not intended to mean we are against the public being allowed the opportunity to see the national parks, to enjoy the hiking available and so on. Maybe I was slightly ambiguous on that issue. We do take a stance against further commercial development, the further construction of commercial accommodation facilities in the national park.

As I just outlined, I think there is a very distinct probability we will relieve that pressure to some extent. We have had discussions in Ottawa with national parks people concerning this issue and they have concurred with our view that this would help relieve the accommodation pressure to a major degree.

DISCUSSION ON THE ODYSSEY PROPOSAL

MR. CUNDY:

Bob Cundy, Director, Red Deer Regional Planning Commission.

We've certainly been presented with a lot of information which is very hard to digest at once. I would like to extend to the parties in question an opportunity to meet with myself and my staff to discuss this proposal in depth, so that we could ask some specific questions rather than waste the time of the committee here today.

It seems to me we're really talking about a selective clientele. We're really talking about a probe study related to the impact of this total development on this area which I feel is not going to be done by the Authority. The fact is that we're really looking at a subregional plan in that area.

We talk about seminars and educational facilities, commercial facilities, recreation facilities and perhaps convention facilities being provided in this area. There are certain types of uses which in themselves generate the need for expansion. I can see the need for expansion coming along and the question of enlarging development. Maybe the terrain itself, the topography of the site, would restrict this, which would be an asset to some extent. I can see the need for an airport so that people can get in and out. An important thing to consider is the possible need to develop schools and hospitals.

We should look very closely at whether or not we are capable of putting these facilities there in the first place. Maybe they should be related to the townsite of Rocky Mountain House or the townsite of Nordegg. Incidentally, I think the residents of Nordegg would be very interested to realize they have a chamber of commerce. I'm sure their program would be a bon voyage program to leave the area.

Unfortunately this area was not under the jurisdiction of the Regional Planning Commission until about a year ago, and as you know, the jurisdiction of the commission is really limited unless it is requested by the municipality. The municipality in this case is the ID and of course the ID does not have a council, the councillor is the Minister of Municipal Affairs. So I would hope that the Minister of Municipal Affairs would ask the Regional Planning Commission to make some comments on this and the other proposals that will be submitted.

DR. TROST:

You've not had discussion on this proposal to date?

MR. CUNDY:

No. My only information on it was the brochure which we received in advance. I should mention that in the position paper of our commission, we've reserved any comments for the simple reason this is the type of information we need to study. It's very difficult to comment on it this way.

I think the gentleman in question has put some facts and figures before us that are very interesting. I'm glad to see he's used some of our material on population projections, although I'm concerned that the population projection he has used is one which the Regional Planning Commission views with concern, that the growth of Alberta is going to be in Edmonton and Calgary only. Through our provincial study we have suggested alternate growth concepts. We emphasize the

need for growth polls, growth centres and growth points to try to stabilize the economy of those areas. Our study does show there's a surplus of facilities to people and vice versa in certain areas.

DR. TROST:

It would be relevant to the present discussion if you wanted to elaborate on your alternate concept for growth.

MR. CUNDY:

I can summarize the basic philosophy of our study. As a regional planning commission we are concerned about what is happening in the province as a whole. We cannot develop a preliminary regional plan without important provincial policy guidelines.

We have taken information available, analyzed the populations of the cities of Edmonton and Calgary, analyzed communities of 1,000 and over, which represent 75 per cent of the population of the province, and we've tried to project growth patterns. We've tried to determine where we feel growth will occur and on the basis of our projection there's no doubt that Edmonton and Calgary are going to have the greatest growth in the years to come. We feel this is undesirable.

We have a lot to learn from Europe, the United States and eastern Canada. I think we can plan our province through guidelines, not a rigid plan, and that we can give an alternate choice, or equality of choice to the individual whether he wishes to live in Red Deer, Edmonton, Calgary, Lethbridge or wherever.

Our particular study concludes that four homogeneous areas within the province can be developed, one around the Grande Prairie area, one around the cities of Edmonton and Calgary, the central corridor being Red Deer, and then Lethbridge and Medicine Hat. We feel that provincial policies developed by the government, allowing the regional planning commissions to develop regional concepts within the flexibility of these provincial policies, will allow each regional planning commission to develop regional plans which can help each regional commission.

I think we could do a considerable amount to help ourselves. For example, the proposal talked about today, the need for convention facilities, the need for auditorium space comparable to what we have in Edmonton and Calgary with the Jubilee Auditoriums, such facilities are desperately needed in the city of Red Deer. I may have some advantage over the majority of the individuals here, in view of the fact the Regional Planning Commission does the urban, rural and regional planning for all of the region which involves those 39 municipalities.

MR. SHAW:

Bill Shaw.

As a planner for the area I was very impressed with the presentation of Dr. Van Dyke.

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

I think The Odyssey is a novel concept in linking through seasonal use the recreational and educational activities. It uses a defined transportation corridor, one of the recommendations of many

people throughout these hearings. It does not however provide for all sectors of society within the development. For example, young educational groups would not likely be capable of utilizing the winter educational facilities. As well, there would be no provision for people like myself who can only afford to travel by means of camping.

What facilities of The Odyssey complex depend upon the natural environment for their use? What facilities are imposed upon the natural environment? It seems to me that perhaps a convention centre would be better located in Red Deer or some other centre and not to be imposed upon a natural setting of the nature of the Cline River.

Do we as Albertans want The Odyssey to centre a large development area on Lake Abraham? What effects of water withdrawal from the Cline are to be experienced at a later date? Have fisheries biologists or hydrology engineers studied this? Also the effect of the treated sewage upon the Cline River and Lake Abraham itself might require study. Perhaps, as has been suggested previously in the hearings, such treated sewage could be used for irrigation of the golf course instead of being dumped into the river.

What access will be required for this development? We understand that paving the highway has been suggested. Perhaps the people of central Alberta would like this but what maintenance, especially in the winter, will be required to serve only The Odyssey development? Will an airport be required? It seems to me that a complex of this nature would rely on fast service from population centres. It's quite a distance even from the Red Deer or Sylvan Lake airports, or Rocky Mountain House for that matter.

Will a bond be posted to cover any degradation of the environment in the event that such a development should fail? The area is vegetated by lodgepole pine which is a seral species. What will happen when these trees die off? This natural process will be hastened by development and by recreational pressures. Revegetation by other native species will be less than rapid, especially with high density activity.

The golf course, at a rather high elevation of 4,600 feet as well as facing north, will likely require chemical treatment or some other means to improve the growing conditions. On a rather northerly facing slope the golfing season will be restricted because the spring sun will not catch it nearly as fast and the growth of the grass will be retarded. Will it require a great degree of chemical fertilizer? What will this chemical fertilizer washing through the alluvial soils do to surrounding water courses and to the surrounding vegetation as well?

The area of lease - and I must emphasize lease - should not be so large. It should be provided only for the development site itself, the 350 acres. The surrounding area should be zoned by the provincial government as a buffer and should not be covered by a lease to the development company itself.

The existing White Goat Wilderness allows no horse travel and this is a distance of about two miles from the proposed development. A wildland recreation area would allow horse travel. The proposed White Goat wildland recreation area would abut the development site. What controls would be placed upon the possible overuse of these areas by the clientele of Odyssey? Have any discussions been held with the residents of Nordegg or Rocky Mountain House or the Stoney Indians as to the possibilities of trail riding operations?

The active participation of the government would be good for two reasons. First, it gives the Alberta citizen a bit of responsibility in the development and of feeling that it will be carried out under proper management. Second, the Alberta government has the personnel to carry out some of the studies necessary before such a development takes place, for instance, the fisheries and wildlife personnel, botanists, ecologists and such.

Over how many years and at what seasons were the wildlife counts taken? I'm referring to the counts that were presented in the formal presentation. Were other species of animals or birds studied? How do you propose keeping the clientele away from wildlife range, particularly in the winter? These are attractions that draw recreationists. I don't think the clientele of an operation like Odyssey would take too favourably to being told they couldn't venture out to a wildlife range to photograph or view the wildlife there.

What members of the planning team have expertise in such fields as wildlife biology, fisheries biology, botany, soil science, recreation and other pertinent fields? We're long past the stage when one discipline, or even two or three disciplines can adequately plan for such a development. We need a team of specialists working as a team from the original phase of the concept. After things have already happened, such as the layout of the golf course, it becomes too late to bring in a specialist to tell you where you went wrong.

In the event of a development being slated within this area, we would recommend that hearings be held on the specific development proposals as they proceed in the planning phases. Discussions with some of the people in Rocky Mountain House indicated they were annoyed not to have had the opportunity to comment upon this development. Perhaps the area of Rocky would be a good location for such hearings.

MR. KVISLE:

Nels Kvisle, Innisfail.

I was particularly impressed with Dr. Van Dyke's suggestion that the Odyssey establishment could contribute to education and culture in this province. If what I say later does not destroy his project completely I want him to keep me in mind as an instructor in the live sciences when his educational projects get underway.

I'm sure he will permit elk and deer to use his golf course for winter range, and they'll let the fescues and bluegrasses grow nice and tall in the fall so that this can contribute to the welfare of the wildlife. There's movement afoot towards improvement of food supply for big game animals and I'm sure he would also join in with that. I even feel that he would build four or five artificial lakes and stock them with rainbow trout so we could all go out and have some good fishing.

I feel that Dr. Van Dyke is a true humanitarian and if I call him a money grabber later, I don't really mean that. I think he is most sincere in what he is trying to do. But what we are doing to our wilderness worries me.

What is the wish of the public in Alberta? Mr. Shaw thought the public should have a little more say in this and I believe that's true. I am wondering what the public really feels about this. Are we making our wilderness a prostitute, selling her charms for money? It was stated yesterday that perhaps any developments in the eastern slopes should be by the government which represents us. We are the

government. It should be public effort. I think the public should have a fair amount to say about it.

Is civilization going to move into our eastern slopes? When the people in Alberta come particularly into the eastern slopes, do they want someone to help accommodate them or do they want to rough it? Do they want to go out there and really come in close contact with the wilderness, not with golf courses and bathtubs and so on? Is this what people want perhaps?

Are we betraying our wilderness with thirty pieces of silver? Is it going to be the wilderness anymore if this kind of development takes place? I'm sympathetic about giving the people visiting our national parks a chance to drive those few miles back on the David Thompson Highway and find good accommodation because I am so sure that Dr. Van Dyke is going to have the very best accommodation and it's going to be as inexpensive as he possibly can make it. What are people who really love the wilderness going to think about this? Where does it stop? Where are we going to put a stop to this sort of development in our eastern slopes?

Certainly I don't want to see any development of that kind on the Ya-Ha-Tinda. I realize the cars are going to be buzzing by on the David Thompson Highway with such frequency that there is little doubt that it's no longer going to be a wilderness anyway. I don't think Albertans are looking for city-type accommodation out there.

MR. MCPHEE:

F.H. McPhee.

Nels Kvisle and I didn't compare any notes, I assure you, yet I have certainly found myself agreeing with what he said.

We appreciate the fact that we have been given this picture of this particular development and we received a lot of input in terms of some factual matters; an awful lot of willingness I felt. It's been explained because there's been a deafness concerning the go-ahead on the matter but I felt an awful lot of questions were evaded or were given woolly answers. We appreciate what we got by way of input. We begin to see the kind of thing we're confronted with. I wish before this discussion we had had the Convex presentation too, then we'd really see the enormity of what may be happening in this part of the province.

To me the thing that emerges above all from this is that we must follow on. We receive this as input information which is the nature of the hearing. Okay then, what is going to be our policy? What are our guidelines? What is going to be the accepted position as to how we want to utilize the eastern slopes? This kind of presentation forces us to see that before we can make any move, any commitment, we've got to straighten out our thinking.

Going on from the simple plea that we can't act until we get policy, we have been reminded of the population projections for the next 30 years which indicate at least a doubling of the population between Edmonton and Calgary and the corridor there. We have agreed that there must be some provision of facilities in these main corridors heading to the mountains and through the mountains.

But let us think of this one project for a moment. We have a more than doubled population in this area. We are being offered a project proposition which we've had described and it leads us immediately to the question, who is going to use such facilities? If

we double the population, we have two to three million people there. If we go along with this kind of a proposition, who is going to use it? I think an increasingly elite group. If we want to satisfy the increasing population we'll have to multiply this many dozens perhaps hundreds of times or else have an extremely elite group being able to use such facilities as this. So again we are confronted with the policy requirement. Are we going to say, in effect, well this is just one proposition, and we might approve it. It's as though we were giving another Hudson's Bay charter to one group to do their thing and make tremendous profits in this area.

As the only alternative, if this were approved, are we willing to go along with the thought that we're going to have a hundred such installations? Convex and more and more and more? Because with increased population we have to come to terms with this question. We have generally agreed some provision of facilities is needed there, but surely our thinking recognizes there must be simplicity, facilities perhaps of the simplest form. Certainly there has to be some sewage. When we talk about golf courses and such things surely this is not what we are intending for the foothills country.

I think all these glamorous pictures of an educational centre and training centres for commerce and industry, utter nonsense. I have shared in a good number of training sessions at places completely remote from mountains - and I love the mountains more than anything else - but I've found that to work and think there are dozens of places outside Edmonton, outside Calgary, outside Red Deer and even within some of their borders, which have tremendous potential.

You don't need to rationalize the building of such a complex by saying we need another educational centre so that when you're bored with the speaker you can look at the mountains. This kind of golf course and educational stuff would use precious foothills country which I hope we are moving toward preserving for its wilderness aspect.

This is the kind of damnable development one of our speakers was mentioning last night. But it's not development. It's tremendous regression into making this, as Nels said, civilization just sprawling out. If we go along with such a complex and are persuaded it's wonderful, where do we stop? Where do we stop with the Jasper Highway corridor? Where do we stop with the Bow River, all these areas?

This input is great because it shows us the pressures we face, the decisions we've got to make on what this country to the west is going to be for the next 30 years. The population pressures are growing and we have to make some tremendous, far-reaching decisions.

MR. JOHNSTONE:

Ellis Johnstone.

Dr. Van Dyke mentioned that this project wasn't depending on the Howse Pass for assistance in establishing their plant in that particular area. On behalf of the Howse Pass Association I thought I would like it on the record that if they do locate there they'll find the Howse Pass Highway Association - if we're fortunate in getting the highway through - will be of terrific help to them.

I have a map here. It indicates the saving for those who come from the west - he mentioned Americans and I'm sure he'll get quite a few and they will be coming from the west. The highway will cut down the mileage through the mountains considerably. It is really a

beautiful highway. To support that I refer you to Mr. Ross McBain who rode over it in 1964 at the time we made our first horseback ride.

If it were pushed through, the Howse Pass Association will be of real benefit to this project or any similar type of project located in that particular area.

MR. NEUFELD:

Eldon Neufeld, Alberta Natural History Society.

We've continually heard about keeping our natural areas and our wilderness as wilderness, and we have heard about this new concept of recreational area.

This concept is new in only one regard. It brings twice as many of the amenities of the city to the wilderness as the old concept. We now add education and convention and indoor recreation as well as accommodation to the other amenities usually found.

MR. RASMUSSEN:

Mike Rasmussen.

The concept of The Odyssey emphasizes participation in surrounding mountain wilderness. Then they go to facilities they're going to build. Then it gets down to recreational area; they have listed a swimming pool, two oversized squash courts and this golf course. If the Indians used this area for recreation and for living, I don't know why they wouldn't have designed these facilities maybe 200 years ago. I don't think we need them now.

You mentioned the question of this Mount Cline ski resort. They have said preparation of ski slopes is not planned for The Odyssey, but I can't believe they did not know about this Mount Cline resort being incorporated into their land. It's a good place. There's close access to skiing resorts. It would sure help their receipts through the winter.

In their section in relationship to national parks they say, "...Wilderness areas should not be subject to commercial development." Then skip back to the last page and they very nicely say, "This...area...penetrates deeply into the Rocky Mountains" and as I read before, emphasizes participation in the surrounding mountain wilderness. So I think they are contradicting themselves when they say that it should not be developed in a wilderness area when they also are saying they are in a wilderness area.

Mr. Scammel said last night that water is the most precious resource of the eastern slopes. Yet the suggested amount of potable water they need is 100,000 gallons a day. The golf course irrigation of 600 U.S. gallons per minute is 36,000 gallons per hour. An 18 hole golf course is going to run into a heck of a lot of water.

I haven't heard it in any of the other hearings I've covered - and I've covered them all including open pit mining and sulphur plants - that since water is the most precious part of this area why not have the people, developers and companies who are using it pay extra for this water? As it stands now the oil and the gas are being paid for and I don't see why a pretty stiff charge should not be added for this precious water supply.

Getting down to the disposal of garbage, they're saying how nice and close they are to the highway. If they're that close I don't see

why they don't just put the damn stuff in a truck and haul it away wherever it can be put completely out of the wilderness area.

I'd like to sum up with their second last paragraph. They say, "We recognize also the need in our society to learn how to participate in nature as part of the remedy for problems created by a complex social environment." This is really really cute. This is exactly what they're proposing. It's going to be a complex social problem with over 200 permanent staff. He suggested they would be family types and that makes a pretty good-sized social environment. The only thing I can say is we might as well save these poor lower middle class people their \$100,000 on development proposals, just say scrap the whole thing and leave it as it is.

DR. VAN DYKE:

The first gentleman spoke on behalf of the Red Deer Planning Commission. He found it suprising that the inmates of a penitentiary might have a chamber of commerce. I would suggest that if he were a sociologist or an anthropologist he would know by definition that such informal arrangements exist in any such institution.

He raised a point concerning expansion. I would like to state that the expansion possibilities for The Odyssey are, for a number of reasons, limited at best. We have proposed a development which will be built in one phase as one complete unit. We see it as an economically viable unit as it will be built. This is not to say that from time to time some minor expansion might not take place. But I would hasten to point out that the cost of expansion on this particular site probably renders it economically questionable as to whether the expansion of mechanical facilities particularly could possibly be retrieved in more than a relatively compact complex as we have proposed.

The second point concerned airports and so on. A lot of people who have made statements concerning our proposal find it very difficult to conceive of a number of things. I think we are prepared at this particular point to go along with the facilities which presently exist, namely, that we have transportation access by highway. If the provincial government, in its wisdom, or any other group that sees fit to do so, puts an airstrip in, so be it. But we do not require it at this particular point. We have not asked for it.

The third point concerns the statement that the planning commission had not been informed of our proposed development. While that is true to a certain extent, Mr. Scambler has told me that in the early stage of the planning for our development the planning commission was informed of our proposed development by internal departments of government. But it is nonetheless true that because of the moratorium we have been requested to place upon our planning and development, we have not got down to any detailed discussions with the planning commission per se.

One of the strong points made by the second gentleman in his presentation from the western conservation group, and a point touched upon recurrently, is a preconceived idea considered to be a fact, that we are catering to an elite clientele.

I'd like to make two comments about that. First, if we or any other developer were to acquiesce on behalf of one development to the entire range of possible accommodation that could be available, we probably would have to build a city to accommodate all the different kinds of demands that people have. Insofar as The Odyssey is

concerned, we have never pretended at any time to be planning a development which ranges the complete gamut of accommodation.

By way of information, approximately two or three years ago, upon the death of one of the principal members of an organization which held rights to lease the currently existing area approximately a mile north of the Cline River, our group purchased the rights to lease on that property. Our primary intention was to build upon that site an even broader range of facilities, not on the site per se, but to extend the total range of facilities in the area to include camping, a trailer park, motel facilities, grocery stores and so on. Basically, it was the identical type of development that exists there at the present time, constructed by the people who purchased those rights to lease from us.

I go back to my main point that it is inconceivable, impractical, impossible and leads to an urban setting if in any way we attempt to try to do everything in one development. We have accurately represented ourselves as being a development which will cater competitively to middle-income groups and, I emphasize, will have a minimal amount of accommodation which might be construed to be available to more affluent income groups.

But coming from a background of the hospitality industry in Alberta and having had some experience of elitist resorts, also coming from an academic background of anthropology and sociology in which the kinds of problems which do confront our society are spread before us in very great detail - and we are looking for new solutions - we come to you with a proposal for a resort development which in our opinion is innovative - notwithstanding the point that some people cannot conceive of the kinds of issues we are talking about - innovative and realistic. Many adversaries of The Odyssey would have us believe the kind of accommodation the public wants may or may not be comprised of a biffy. I cannot believe the majority of Alberta residents do not take advantage and do not want to take advantage of reasonable accommodation facilities.

The gentleman made a second point concerning the convention centre. This is putting words in my mouth. I did not say that The Odyssey is a convention centre primarily. In response to a question asked of me by Dr. Trost I pointed out that the convention business, in transition periods from summer to winter and vice versa, would be an effective way of trying to increase the economic viability of the overall project. But we are not planning a convention centre per se. It may be used that way in certain periods of the year more than others, but we are not building a convention centre as such.

There was aspersion cast on a statement I made earlier concerning the paving of the David Thompson Highway. I have stated that the paving of the David Thompson Highway would indeed enhance the viability of our project. My information comes basically from a report of a few weeks ago in The Red Deer Advocate on a visit by Premier Lougheed. He was then quoted as saying that the present government would in all likelihood have the highway paved by 1975. That is my understanding of his statement.

Concerning reforestation: The gentleman pointed out, and accurately so, that there is a limited lifespan for lodgepole pine. He pointed out incorrectly that the primary trees in that 1,000 acres are lodgepole pine. I pointed out in my presentation that they include lodgepole pine, spruce and fir. It is correct that on the building site there are lodgepole pines. Similarly I stated in my presentation that we concede the fact that, for all intents and

purposes, there will be total destruction of the present natural environment on the site where building construction will take place.

The next point concerns the golf course and the effect of fertilizer on the area. I'm not an expert in the field of chemistry. I do understand from the advice we have had that very minimal fertilization is necessary and the basic problem, as I understand it, is to increase the nitrogen content of the soil to some degree. But according to the reports of the provincial laboratory, minimal fertilization will be necessary for sustaining golf course grass on that particular piece of property.

The point that the lease area we are requesting is too large, and that a buffer zone should be supervised by government is a point we should take under advisement. Our interest in this is simply that we do not find ourselves in a situation where if a particular buffer zone is allocated by one government it would ever be changed by a succeeding government and that development would be allowed in what we conceive to be a permanent buffer zone. Notwithstanding that point, I believe that my colleagues and I shall take that point seriously and include it in our further consideration of the project.

The next point has to do with controls which the Odyssey has proposed to exercise on grazing and pony traffic. As I pointed out in the case on our stance on snowmobiling, insofar as we are concerned directly we can be responsible only for the control of what goes on in the area which is designated to us. I have stated publicly in my presentation that we do not propose to graze horses in areas in which we compete with the range of elk and deer. Similarly I stated clearly that insofar as outfitting per se is concerned, while I believe these facilities should be available to some extent in the area - people have been doing it for years and there is some representation by outfitters at these hearings concerning this activity - we have no intention of bringing another outfitting group into the area. Frankly we are more interested that horses be available for short trail rides of a couple of hours duration, basically on and adjacent to our proposed site. Apart from that, I've simply said we won't interfere with what else goes on in the area by way of outfitting. Those problems, while they may demand certain cooperation on our part, are really out of our jurisdiction.

Concerning statistics on wildlife presented in my report I simply say I was not out tracking all these animals myself. We have received statistics from the Department of Lands and Forests and the statistics that we could find available from other wildlife groups. We present these statistics assuming that these groups have done reasonably accurate studies.

A concerted team-effort approach to development was suggested. Insofar as the present participants in the company are concerned, there is a somewhat limited range of experience when looked at from one point of view. From other points of view there is a very wide range of experience including business and economic experience, sociological-anthropological experience. In the areas which pertain specifically to environmental impact we have been diligent in obtaining advice from people who are well qualified in a variety of areas concerning impact upon the environment as well as a wide variety of other issues. Indeed, no reasonable kind of development can proceed as the brainchild of one person or one small group of people.

In this connection I would like to say I find it admirable that a number of questions have been asked concerning what the impact on the environment will be in this area and a number of other factors which will have an effect on the environment. But I think many people who

have made presentations at these hearings have had a misconception of what they're all about.

If we're to be honest about the whole thing we are supposed to be sharing a concern for a natural environment. Theoretically we share a common concern concerning that environment. We may have different value judgments about how certain activities take place. But I challenge the people who stand up here and ask a series of questions. They can spend a buck coming down in a cab to ask questions and don't really provide any constructive alternatives, don't make any attempt at answering whatsoever, don't make any attempt to cooperate in providing a better tomorrow. Write your suggestions out and tell the Board of Directors of Cline River Development specifically where we are going wrong. Point it out in some detail, make your suggestions constructive and we will give those suggestions consideration. A number of people with very strong environmental concerns have had the courtesy of coming into our offices and we have spent many hours together looking at various aspects of these kinds of questions.

I would like to make a plea that we cooperate. We're simply making a proposal. We have no guarantee that it will go through. It may not. But as far as we have a mutual concern for the environment let's cooperate in such a way that we do not destroy it and that we make recreational facilities available not only to a wide economic range of people but to a wide social range. Only a very limited number of people can face the rigours of true wilderness camping and God bless them. I put myself in that category. I enjoy it very much. I feel we should have that right and the areas in which to do it. But by far the largest part of the population because of age, cultural background or whatever is not in that category. So I propose that we plan cooperatively for the best use of our resources by all the people.

A point concerned hearings on the specific development proposals. I speak for myself on this issue and not for the Board of Directors of Cline River because obviously I have not had the opportunity to discuss it with the board. In my opinion we are not averse to hearings concerning our specific development, but we are averse to hearings that would provide substantial further delays if it were decided in principle that the development is acceptable. We are willing to cooperate as widely as is feasible in any way we can but, as anybody familiar with economics knows, when we say that the cost of building escalates it is not at a small rate. We do know that for a project of our magnitude the escalation in building costs is well over \$50,000 a month. I think this should have a bearing on any future development.

In some ways I find it rather difficult to make a comment for Mr. Kvisle from Innisfail. While I can concur with the opinions and value judgments he represents, I don't think any of us have been duped for a moment by sarcasm or a series of rhetorical questions. These are not valid forms of argument and in my opinion do not merit consideration. But I do agree with Mr. Kvisle's value judgments concerning the environment he wants to protect. I do agree with him that the public should be involved in more ways. I believe Mr. Kvisle presented a number of rhetorical questions but not a great number of answers. Notwithstanding that point, I would still have him on my faculty.

I don't think that we as developers have any need to defend ourselves. I believe we are proposing the kind of development that includes, in a very real way, concern for the environment. But I would submit to you that while it is integral in the total range of human concerns, it is only one concern. So I don't believe we have a need to defend a concept, notwithstanding the point that one may,

because of brevity of presentation, find it difficult to conceive aspects of it. But I think we are attempting to move in a progressive manner to find answers to problems of development and the environment.

One other point I would like to make is that in respect to a number of presentations, including my own, they begin with a series of statistics or a series of so-called facts and then, in many instances, dispense with them and go on to present value judgments. This relates to my earlier point that a number of facts concerning the environment confront us and we must be cognizant of them. They concern us all.

Beyond the point of being able to grapple realistically with that kind of problem, we then move to the problem of differences in lifestyles. I submit to you that even though the kind of lifestyle represented in principle between the lines by groups which advocate that our resources in the eastern watershed should be available only to a very restricted clientele of wilderness people, may represent an opinion which is ahead of its time, it does focus concern for the rest of the population upon the implications of development. But you can't start educating the public on the environment by methods of extremism which turn a lot of people off. You start where the people are. And most of the people aren't where you are.

The concept we put forward is one which, notwithstanding the sarcastic comments and assumptions made concerning the magnitude of the project, will lead people to a new appreciation of the environment. It will lead businessmen to an increased awareness of the environmental impact of development. I hope we can cooperate together in some ways toward accomplishing that end.

Mr. McPhee mentioned Convex Developments in a certain context, implying that the proposal of Convex Developments was in principle similar to The Odyssey. I categorically reject that.

I will just make a brief restatement of a point I have already covered by implication. There is some concern that the Odyssey may become a habitat for the financially elite. I've already stated our feelings on the subject. Also I suggest that we are concerned that it doesn't become the habitat of another kind of elite.

Another point concerns training sessions, using education to rationalize the development. In my presentation I pointed out that the development we propose comes from two historic trends of thought, one concerning recreation and development. I said that the perpetual problem of a resort development is to find some viable economic activity to carry it through the off-season. That is one serious problem from a hospitality man's point of view.

I also pointed out, in referring to the other historic trend of thought, that we have certain kinds of problems facing us in an educational setting. I said that our use, if you will, of continuing education seminars and so on, was to move into a certain kind of stance regarding education as a whole. That is a legitimate concern. In grad student lounges and faculty lounges I have listened to people complain and say, what are we going to do about the university in our present day? One of the first problems confronting them is where they are going to do it. There is a certain amount of rationale behind how you can combine two ideas for the mutual benefit of a great number of people.

I have one comment on the points made by Mr. Johnstone regarding the Howse Pass Association. That is, if The Odyssey had any reason to be against that development it might be due to the fear that it may become a trucking route, whereas the present David Thompson Highway is

basically viable for tourism and, because of restrictions on national park highways, is limited to tourist traffic. I would just like to make that point clear as the only comment I have on that highway.

I believe the comments made by Mr. Neufeld of the Alberta Natural History Society were restricted to whether or not the concept is new. My only comment on that is the one I made earlier. If we start realistically where people are in their attitudes toward the natural environment, in their recreational needs and in their needs for certain kinds of educational opportunities - or "opportunities for learning" is perhaps a less emotive phrase - it is my opinion that it is a new concept, notwithstanding that it is hard to conceive.

I did not catch the name of the gentleman who was involved in the last presentation. In my opinion he made two points which are worth answering, and the remainder were by way of innuendo and rhetoric. Notwithstanding his first innuendo concerning Convex Developments, I would like to point out that we were in the area doing our planning and studies before anybody heard of Convex. I would like to point out that, apart from having read about this proposal in the paper, we have no direct knowledge of what is going on. I would categorically deny the inference that we wouldn't have to develop skiing because Convex would do it. If the gentleman had been listening to my presentation he would have noticed that when Dr. Trost asked me if anything would impede development I believe I pointed out that in our opinion the entire area could not stand two developments at the present time. I find it hard to believe in the honest integrity of people who ask rhetorical questions and who engage in innuendo. It does not enhance credibility in them nor does it enhance an honest concern for the environment. Again, I submit that that is the reason we are here.

Concerning the social environment, I would submit that if the gentleman had a reasonable appreciation of social dynamics he could conceive of the kind of social environment we are talking about in relation to urbanization. It is in fact not going to be perpetuated at The Odyssey. There will be an opportunity for family involvement which I think, by implication, he was against. Insofar as permanent staff is concerned, I made the point that we are in favour of seeing them accommodated in Nordegg so that an urban environment does not develop.

I think with a bit of imagination and help from you we can realistically and honestly confront the problems before us and reconcile certain kinds of development. Environmental concern in itself would be an innovation for the most part. I think we can make the public aware of the environment in ways never known before and at the same time give them an opportunity to get away from humdrum urbanization. Notwithstanding the points made, some of us have learned to work very effectively in a good natural environment.

*An Approach
to the
Development of Leisure Resources
In Alberta*

"Mount Cline Leisure Resort"

submitted by

Convex Associates

1973

Presented By: K.L. Crockett

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THE PROPOSAL

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Man's progress from pre-history to the present has come in large measure from ideas which, in their time, appeared visionary and often improbable, yet found root among men of courage and foresight.

Ted B. Gardener, Chairman

Theo Gardener

H. James Osborne, Editor

Editor's Note

The following is both ambitious and extremely imaginative. It is the product of extensive research into markets and contemporary trends.

The co-authors believe that developments, as here suggested, are inevitable within the foreseeable future, if indeed some are not now already in the planning stages.

A central consideration from the outset in this proposal has been to demonstrate that major industry, particularly of the types proposed here, can function to the betterment of the surroundings, preserving a harmonious utilization of the environment.

PREFACE

The accelerating growth of world population has been accompanied in many developed countries by an increase in the amount of leisure time. In short, more people today have more time to do more things, to go places and to undergo more experiences than ever before. And they have more, financially, with which to do it. We are told repeatedly that this trend is unlikely to reverse.

It is desirable, therefore, that planning be undertaken in regions such as Alberta for an orderly utilization of a unique endowment of nature. This endowment is certain to become the focus for an increasing number of people in the future.

This leisure time is accompanied by an increasing number of business, service, professional and educational groups which are seeking farther afield for new and adequate locations for meetings and conventions. Travel distances are no longer significant. A rapidly expanding market awaits those capable of foreseeing future demands.

Alberta has a majority of the ingredients for a significant participation in this new industry. And all Albertans can and should share in this rich potential.

Investment throughout the world for sport-convention-leisure facilities is increasing as never before. More and more countries are now planning to participate in this remarkably lucrative industry.

A few Canadian cities have sought to venture into this field, however tentatively and unimaginatively. They have tried to ease into the "big leagues" of tourism. But world expositions and olympic competitions, staged alone, are quickly becoming routine. Statistics from all sources will bear out the position here that a market now exists for a new approach: Why not "bring it all together" in a permanent, year-round facility which combines the means to accommodate the major-market elements of the leisure, the convention, the sports and the educational industries. A considerable amount of research thus far, undertaken for this submission, shows clearly the proposal could be brought to fruition in Alberta at costs competitive with other recent developments which have, however, largely single-focus, limited-market appeal toward the travel/leisure

industry. Their investments have been enormous.

Plans for the 1976 Summer Olympic Games in Montreal call for spending an estimated \$250,000,000 on a wide variety of facilities, only some of which will have later wide use -- a subway extension, an Olympic Village ostensibly convertible to low-rent housing, a stadium to be committed to the Montreal Expos baseball team. Such developments ~~are~~ a beginning toward the concepts needed, but only a beginning.

The story is rather different half way round the world: Japan is developing its northern island, Hokkaido, and will invest an estimated \$57 billion by 1981. The objectives include making the island the country's main food-supply base, but most important: to promote world trade and to develop the island into an international tourist attraction. In this regard, Japan spent more than \$675,000,000 for the facilities to host the 1972 Winter Olympics.¹ Hokkaido already attracts more than 1,000,000 Japanese a year for both summer and winter sports. To facilitate inter-island travel, the Japanese government is spending another \$556 million for a 33.5-mile two-track railway tunnel between Hokkaido and the central island of Honshu.

1. See Appendix III

In Europe, winter sports centres are offering attractive package tours to skiers, expected to fill some 27,000 hotel/motel/hostel beds available in France alone. The planning is elaborate. Some packages offer such bonuses as gourmet dining and after-ski fun and entertainment. Last winter, one resort opened two new lifts, two tele-skis and three speed-runs, which doubled previous facilities there.

In the French Alps operators are opening 26 new lifts, 30 tele-skis, speed-runs, horse-sled routes, heated pools and snowmobile runs. This follows the completion there last season of 23 hotels, 25 lifts and 50 teleskis.

In Munich, the olympic village was built to accommodate 9,000 athletes, and the over-all plan was the most compact Olympic site ever designed. It had 21 sports events, more than any previous Games. Its accommodation included space for 4,000 journalists, 2,500 technicians and 3,000 attendant personnel, in addition to the athletes. Still, all this accommodation was within easy walking distance of the main park.¹ Total investment was more than \$660,000,000, most of it for facilities. Montreal plans the 1976 Olympics on an absurd \$250,000,000.

1. See Appendix IV

All of the recent previous Olympics, including Montreal's plans, were and are located on highly-expensive land, normally adjacent to a major city. The land costs alone were a high percentage of total capital investment.

This trend is comparable to events in North America, especially in the United States. Even more striking is the seemingly-boundless potential for convention facilities. In Chicago, for example, large conventions must be housed in facilities scattered throughout a 15-mile radius of convention headquarters. The numbers attending regular annual conventions now range from a few hundred to more than 25,000 persons, a few up to 100,000 persons. For those who attend, there is little difference between travelling a few hundred and a few thousand miles. Further, many conventions are fast outgrowing existing and projected facilities in a majority of traditional convention cities.

Organizers are looking for new locations with new, larger and more stimulating surroundings, and they are willing to travel farther. It is common for many participants at a convention in Hawaii to come from the eastern United States and the mid-west. It is not inconceivable, given a shorter distance, to house such conventions in Canada.

As for travel, the International Air Transport Association predicts that worldwide passenger travel will increase by more than 300 per cent by 1985. A recent issue of Time magazine notes that vacationers, also, are venturing farther and farther from home. Yet, given projected air travel increases, only 6.5 per cent of the world's population will ever have flown by 1985, suggesting a massive potential for further growth.

In Canada, the projected trends in population over the next 30 years indicate Alberta will have more than twice its present number of residents. By the year 2001, the immediate Edmonton and Calgary areas will accommodate more than 2,100,000 residents - triple the current populations. And between Vancouver, Toronto and Montreal there will be more than 15,000,000 persons. All will have more leisure, more money and perhaps fewer new and exciting opportunities near at hand, particularly for outdoor leisure activities.

With appropriate planning, promotion and utilization of a rich natural heritage, Alberta could reasonably expect to become a centre of major international significance, for:

- a) casual recreation,
- b) some of the largest conventions in the world,
- c) Olympic-standard sports events, and, in the process

become a leader in cultural activity and in architectural and planning ingenuity.

Our proposal is bold and exciting. Yet, it is eminently feasible. The concept demands vision and foresight. It recognizes the errors of Expo 67. It is not simply a one-year spectacular, rather it is designed to utilize financial resources toward a growth orientation.

The recommendation made here is for a development begun on a reasonable scale and growing into its market from a solid and well-diversified base of facilities and attractions.

The financial base, in our view, can - and should be - a combination of private enterprise, government interest and private shareholding. It is also recommended that the Alberta government be granted certain irrevocable controls, for example, investment sources, and that ownership be predominately (if not exclusively) Canadian.

The Alberta Rockies offer a multitude of opportunities for outdoor activities. Developments to assist these are increasing to keep pace with the expanding popularity of this region, among Albertans as well as for persons certainly throughout North America, and more and more among residents around the world.

The beauty, the grandeur, the modern facilities available in the Alberta Rockies have made this area famous in many parts of the world. The potential, however, has only begun to be tapped.

With wise, responsible development more of this rich natural heritage can become the base for a major industry, a perpetually-renewing industry, without pollution, without destruction of the natural environment.

Envisaged here is a combined, complementary sports-convention-tourist-educational facility on a fully international scale, aimed directly at offering access, facilities, accommodation and attractions incomparable with any which now exist.

This would be a multi-million-dollar undertaking, the construction of which would be staged to take full advantage of federal and provincial grants, olympic events and any and all sources of revenue for capital works.

Construction and architecture would be so designed as to be in harmony with the environment. For example, we propose an underground shopping concourse, beneath convention halls and hotels; parking facilities built in such a way as to be fully enclosed, on top of which would be the lower elevations of ski lifts and short-run beginner ski slopes. The design of this facility would be in harmony with the mountainous terrain. Elevators within would carry motorists to and from the elevations of their cars, carry skiers and sightseers, and in summer carry persons en route to the parks and hiking trails leaving from the top of the "mountain-side" parkade. This man-made mountain could be topped with natural vegetation displaced, by construction elsewhere, to make a continuous apparently undisturbed surface, from parkade to natural mountain, accommodating the start of parks of various kinds and nature sanctuaries.¹

1. See Appendix II

An initial stage should provide accommodation for at least 5,000 patrons, plus support personnel, commercial enterprises, professional and semi-professional services.

A . Economic Feasibility

1. Tourism is one of the largest and fastest-growing industries in the world. Canada, which earns hundreds of millions of dollars annually from the tourist trade, still remains one of the lesser countries in this area when compared with the United States and various countries of Europe.

Last year, for example, an estimated 800,000 tourists visited Rome for the Easter holidays. Italy, about the size of Alberta, is second only to the United States in tourist traffic. It has an investment in hotels and other forms of accommodation of more than \$8.5 billion.

Looking at a broader scope, in 1972 an estimated 180,000,000 persons were on the move around the world. Of this, Italy got 11 per cent, or about \$2 billion in revenue.

We might add to this the billion-dollar convention trade, the increased leisure which will accompany the probable introduction soon of three-day work weeks, larger incomes for more of the world's population, the tendency of more persons to travel farther on holidays, lowered domestic and international air fares, etc.

Compared with this, Alberta's maximum hotel accommodation is appalling. Edmonton, for example, has fewer than 1,500 hotel rooms which are suitable for convention purposes. This represents about half of the total available in the province. Little wonder that Edmonton, despite its size, attracts few national conventions, and rarely is host to any but very small international conventions. Perhaps this explains part of the reason why the promotional budget for the Travel Industry Association of Alberta, with 4,000 members, spends less than \$275,000 a year promoting the province as a place to visit, to play, to hold conventions or sports events. There is little accommodation.

Alberta has moved slowly in recent history to take advantage of the massive travel market: The number of available hotel rooms in total has not even doubled since 1949; in Calgary the increase in that time was less than 400 out of a current total of about 3,000 rooms, and in Edmonton

the total increase was slightly more than double the 1949 total of 1,268 rooms. By way of comparison, the major convention cities in the United States, some of them the size of Edmonton, offer convention hotel accommodation of around 10,000 beds: Atlantic City 12,253, Miami Beach 20,000, Washington 23,000, Chicago 17,000. Even the medium-sized cities in the U.S. are bidding for conventions, such as Des Moines, Iowa, which offers almost 4,000 beds in 43 hotels with convention capabilities (a minimum of 250 rooms each).¹

Climate has been a major factor in encouraging the popularity of convention cities in some parts of the U.S. The "dome" concept has changed that, and the remarkable and continuing popularity for skiing and other winter sports is changing that. Alberta can get in on this, if it will.

2. The site proposed here² is most appropriate to low-cost construction and operation. The land, for example, is in the hands of the Government of Alberta; hydro power will be within a few miles, at the Bighorn Dam; natural gas is within a few miles, and much of the basic building materials as envisaged in the proposed structures (timber) is immediately at hand.

1. See Appendix V

2. See Appendix I

3. Summer employment is a perennial problem for students at post-secondary institutions, and for governments. Construction and operation year-round of the proposed facility would offer peak employment opportunities at several times of the year, which is quite in keeping with the move by post-secondary institutions to the semester and trimester systems, wherein students may attend classes for one, two or more terms, then take one or more out of school to earn sufficient funds to continue.

The construction phase would vastly increase the amount and kinds of trades employment available in the province. It is realistic to consider reaching the peak construction phase of the initial structures at a time when it would offer the most jobs at the slackest time of year. This also would allow for taking advantage of winter employment incentives, if available, from government sources.

B. Financing

1. The initial phase is for a projected 5,000 rooms. At prevailing rates for such facilities, estimated at about \$22,000 per room, the total cost of the initial phase would be in the order of \$110,000,000. This is, of course, considerably less than the deficit alone accruing from Expo '67.

2. Capital revenue sources could include federal and provincial government direct grants, wage incentive and work incentive programs, long-term loans and government guaranteed loans, and desirably a large proportion from private investment and business interest-involvement.

3. It is important to note also that the location precludes high tax rates as would be necessary in a large urban centre.

C. Investment and Future Needs

1. The furor which accompanied the recent bid by Imperial Oil Limited and others to build added facilities within Banff National Park clearly indicates, we submit, a growing unwillingness on the part of the public to allow further development within present lands set aside for parks.

Indeed, the clear support for recent action by the Alberta Government to set aside additional lands for Wilderness Reserves and other kinds of parklands would demonstrate a public support for more orderly and environment-conscious developments.

On the other hand, however, there is a rapidly-growing demand from a quickly-expanding Canadian tourist industry for more and more facilities. The out-going president of the Canadian Tourist Industry Association, Mr. Claude Taylor of Montreal, was quoted in The Globe and Mail report on Business as predicting a continual increase in the Canadian share of the tourist industry, which in 1972 was expected to exceed \$1.45 billion. Added to this factor are the readily-available utilization statistics on provincial and national parks in Alberta, which each year clearly show that Alberta is becoming a more and more popular vacation area. This popularity must be met with more and more facilities, and a greater diversity of facilities.

Family-vacation tourism is the basis of Alberta's tourist industry, but this should be broadened. It cannot as long as facilities continue to be outgrown, despite a considerable foresight in the planning and construction of more facilities each year. By Friday evenings in summer, tourist accommodation in Alberta of all kinds is filled to overflowing. It promises to grow even more, and will certainly as more and more United States citizens vacation in Alberta as part of their journey away from the overcrowding and pollution, so much a part of the American way of life these days. Mr. Taylor, a vice-president for Air Canada, in the article cited above, also cautioned the tourist industry to diversify its appeal, because, he said, Canada is becoming too dependant on U.S. tourists. His point is well taken. Our proposal suggests that an operational base of diversified tourism in summer, and skiing and other cold-weather sports in winter, should be international in scope indeed, so should the lucrative convention industry, educational-appeal facets and others, which would be built on the two basic utilization factors.

Traditionally, Albertans have been, and continue to be, the largest single users of their own tourist accommodation, but this percentage is declining as more non-resident Canadians and non-Canadians discover Alberta. The Imperial Oil-led development had in mind, no doubt, that more than 2,000,000 skiers are just across the border. Recently skiers have begun to find their way to Alberta slopes from Europe and Asia, such as the 2,000 Japanese skiers who visited Alberta last year.

Investment in the means to encourage this new flow of visitors is required now, lest the opportunity be lost to others, many of whom are prepared now to undertake, and have undertaken, aggressive tourist promotions, with the facilities.

A partial indication of the applications and uses for the proposed development has been suggested previously. It is but a small part of the total.

The following is a somewhat enlarged version of what might be expected, and is in no way exhaustive of the full potential:

- I. Conventions
 - A. Professions
 - B. Businesses
 - C. Service Clubs
 - D. Unions
 - E. Educational
 - F. Religious
- II. Trade Fairs
 - A. International Corporations
 - B. National Governments
 - C. World Trade Expositions
- III. Sports Events
 - A. Winter Olympics
 - B. Summer Olympics
 - C. Pan American Games
 - D. British Commonwealth Games
 - E. Other International events such as World Wrestling, Boxing, Curling, Hockey, etc., etc.
- IV. Vacation Pursuits
 - A. Fishing
 - B. Hunting
 - C. Swimming
 - D. Boating

IV. Vacation Pursuits - cont...

- E. Hiking & Trail Rides
- F. Golf
- G. Horseracing etc.

V. Tourism in General

- A. All points mentioned in IV
- B. Camping & Hotel Accommodation
- C. Sightseeing
- D. Vacationer Participation in all Facilities

VI. The Arts

- A. Educational Seminars &/or courses
- B. Theatrical Workshops; Productions
- C. Fine Arts Training, etc.

An initial 5,000 rooms would accommodate virtually all Canadian national conventions, any interprovincial and most international conventions, all interprovincial and national Canadian sports events and many international sports events, and the majority of trade fairs.

A facility of this size, when in operation, would employ about 4,000 persons in full-time jobs. According to hotel operators, every 1,000 rooms requires a minimum of 825 support personnel, from hotel manager to busboy.

This basic functioning unit must, of necessity, contain a multitude of feature and ancilliary attractions --- from symphony concerts and even the usual movie houses, to staging a large sports event coincidentally with one or more conventions: a large convention, a small international sports event (like figure skating), or a small convention coincident with the Pan American or British Commonwealth Games.

The second stage would be to increase the unit's size to double or triple, feasible only if the initial unit is constructed with expansion in mind: hotels built for additions upward and/or outward, serviced land made available for additional facilities like olympic-standard pools, which could, conceivably, be built into the hotel accommodation from the outset.

Such planning would have to be started several years before the initial stage, but constructed from a Master Plan concept. Successful acquisition of a World Olympics would be essential for the second phase, yet the planning for such a bid must be largely accomplished in the Master Plan. The location, basic facilities and a plan for development would, in large measure, provide a heavily persuasive application.

The proposed development would be on Alberta provincial Crown lands in the Rocky Mountains, almost midway between Banff and Jasper. It would be about 20 miles east of Highway 93 (the Banff-Jasper Highway) and adjacent to Highway 11, which is being upgraded to all-weather, hard-surface specifications. This latter highway perhaps should be further upgraded, at least to Trans-Canada standards.

Significantly, the site is less than five miles from the Bighorn Dam , behind which there is forming a reservoir of approximately 20 square miles. The site, on the slopes of 11,027-foot Mount Cline, also is adjacent to the upper reaches of the North Saskatchewan and Cline Rivers. It is a virgin area in the Rocky Mountains Forest Reserve. ¹

See Appendix I

Air transportation is a major concern and would constitute a principle means of conveyance, especially for such attractions as sports events and competitions, and conventions. It would be essential, therefore, that an airport be constructed adequate to accommodate large-capacity air-taxi aircraft, perhaps eventually being upgraded to a scale to handle modern large-size jet aircraft. However, with such airports at Calgary and Edmonton (120 and 150 miles distant respectively), it would appear air-taxi, perhaps supplemented by ground transportation (not to overlook the sightseeing possibilities) would be adequate initially and would offer considerable potential for local entrepreneurs now in this field in Alberta.

Here again, any such development would demand the prior review of similar facilities such as the Island of Hokkaido, site of the Japanese Olympics which for all intents can be seen to have been relatively as isolated from the major population centres in that country as is the site proposed here. The Japanese Government, for example, was well aware of the necessity of good transportation if their heavy investment in the

Olympic facilities were to serve a long-term value, both for domestic and an increased share of the international tourist market. That government, even prior to submitting a bid for the Olympics, had begun planning for a 33-mile tunnel to connect Hokkaido with the main island, Honshu. An extremely expensive undertaking, at some \$560 million, but one which demands the foresight characteristic of that country's obviously successful entrepreneurship.

The Japanese winter sports facilities (so much enhanced by their hosting the Winter Olympics) being connected by tunnel is not surprising given the country has an estimated 11,000,000 skiers. In Canada, travel does not constitute as much of a problem for those from other countries as it does for those in Canada, as can be seen in the following quote from an editorial in the Globe and Mail, 1 February 1972, in which the author firmly opposed the Imperial Oil ski development, Village Lake Louise, but insisted upon the need for more facilities, outside existing developed parks:

The market for such facilities(as Village Lake Louise) happens to be big and growing. James Golla of The Globe and Mail reported from Banff late last year that 2,400 Japanese skiers would this year visit Canadian mountain centres--twice the number expected from Ontario and Quebec, and a number which has since grown by 200. Japan is estimated to have 11 million skiers, and the number of them leaving the country to vacation, especially in Canada, is growing spectacularly.

The editorial continued by pointing out the vast and beautiful perimeter areas outside the National Parks. This is precisely our recommendation. The problem to be overcome, however, is adequate transportation facilities, which, as regards the site proposed, offers the best possible location of all. It also offers the least additional disruption of natural areas, which is a vital consideration in this proposal: development without despoilation.¹

See Appendix VI

1. Immediate Economic Impact

The most obvious economic impact would be evident in construction, during which thousands of jobs would be available. The effect, of course, would be to sharply reduce welfare through a marked increase in the availability, and diversity, of jobs available.

Initial operation of a 5,000-room facility also would create in the order of 3,000 to 4,000 additional jobs in areas such as administration, support personnel and related service industries.

Opportunities for short-term employment would open wide during the peak summer visitor rush, during



the peak tourist period from October to June, and for the winter sports season.

At all these times, it is expected there will be short-term rushes by post-secondary students who are seeking three or four month employment. These would be in addition to the year-round staff necessary for the operation of such a facility and additional to the longer-term seasonal (eg. convention-period) employment. The seasonal emphasis on certain attractions (e.g. skiing in winter; water sports in summer) would suggest the presence of opportunities for those in seasonal jobs to seek year-round employment, such as through the availability of fill-in work for the short term they might otherwise be unemployed.

2. Future Economic Impact

Concern has been expressed from numerous sectors --labor, business, government, private groups -- over and apparent lack of major industry in Alberta; a lack both in quantity and diversity. While this proposal is certainly no panacea for such ills, it would indeed escalate this province into the position of a major tourist centre. And tourism is indeed becoming THE major industry of the future. That is, this proposal would be a major, multi-skill employment area which is most certainly future-oriented and in virtually all respects less sensitive to the kinds of

ills which can drastically alter the outlook for some industries.

The principle area of sensitivity for such a development, once operational, would be fluctuations in the international monetary exchange rates. This situation is faced also by most other industries. But while exchange rates can have serious consequences, or favorable consequences, for the marketability of products from traditional industries, the marketable products of the tourist industry are relaxation and leisure, service and entertainment. The demand for these continues in abundance, in growing abundance. One merely need insert a "spigot" into this demand flow, in the form of facilities, and reap considerable benefit for the province. It is a continuously renewing and renewable resource, when accompanied by proper management both in terms of promotion and in terms of the physical plant and the environment in which it functions. Alberta has the environment, it has the expertise in every facet required of such a development, its Government has demonstrated it can exercise the environmental responsibility necessary

to achieve the needed wide acceptance from Alberta residents. Perhaps even more important, the precedents are set for ensuring the net benefit of such a project remain within Canada, and preferably largely within Alberta. Canadian ownership is essential if this is to be a part of the industrial fabric of the province. Once established, the growth potential of this industry should and would be sensitive to the increases in demand. Initial planning should be made with this in mind. It is not inconceivable that planning should be undertaken with the serious prospect in mind of an eventual accommodation for 100,000 persons. This would mean employment, which is a central concern after all, for up to 85,000 persons.

1. Ecology

Inherent in this proposal is close adherence to the principle of preserving as much of the natural environment as possible; disturbing as little as possible, and in fact improving the environment where feasible and necessary (e.g. reforestation).

Disturbance of the natural setting, particularly during construction when this is most susceptible, would be a fraction of that accruing from mining and possibly even oil exploration. Yet, the returns in employment opportunities, investment in the province, and most particularly, in new money coming into the province, would be much greater than could possibly result from both mining developments and/or oil discoveries in a comparable land area or capital investment.

Additionally, the facility would offer a high potential for creation of future employment with growth, rather than a decreased level as with traditional petroleum production. As well, it offers an optimistic potential for increasing markedly the amount of new money entering the province, rather than the constant, or relatively constant, returns from mineral or petroleum resource exploitation from a given producing area.

2. Appearance

It is proposed that all construction be so designed as to be in harmony with the topography. The design would be to make the maximum use of resources while minimizing to the fullest extent possible, if not totally, the amount of water, air and sound pollution.

3. Techniques now are available which could, and should, be incorporated for recycling waste, total processing and re-processing of water and fluid waste--even the processing of garbage on a self-supporting basis.

Beyond the fact that a development of this nature would itself create world-wide news, particularly if associated with a World Exposition and/or (desirably both) a world Olympics, appropriate promotion and advertising would, with proper management, represent a minimal initial cost. This would be the most crucial stage.

In subsequent years, promotion would have to be aggressive and built upon an initial flood of interest. The facility, having a large initial utilization, would sell itself as it were and need little more than an aggressive catalyst to follow-up, aimed at a rapid-growth objective.

Personal appearance and advertising aimed appropriately for the various seasonal activities would be essential, but again would represent a minimal cost.

Promotional assistance which would represent gratus or low-cost outlets would be, to name a few:

1. Tourist Bureau of Alberta;
2. Canadian Government Fairs Commission;
3. Information Canada;
4. All Major air transportation companies operating in Canada;
5. Sports equipment manufacturers, distributors and publications;
6. Travel magazines, travel sections of newspapers, television features on the proposals, coverage of events by all media.

All of these represent low-cost means of promotion and advertising, essential to a viable operation.

However, a thorough public relations operation is more essential and must go beyond this. Of necessity, it would be organized and co-ordinated through a well-financed branch, staffed by highly skilled and experienced personnel. Their major function would be the maintenance of liaison with major tourist sources, agencies, governments and tourist-service industries, as well as the direct promotion field, both covered as news and through purchase of media time, brochures and other promotional literature, promotional campaigns

at strategic times and events etc.

Such promotion must be well-planned, well-timed and carefully co-ordinated continuously, both internally and externally.

The following is a list of comparative data, designed to provide some indicators of feasibility, moves elsewhere, the potential and the future in the tourist-leisure industry:

- More than 900,000 Europeans travel a year to North America (mostly to the U.S.) and spend more than \$300 million, or about \$300 per person.

- More than 1,600,000 Americans travel to Europe a year, spending an estimated \$910 million, or about \$470 per person.

- More than 20,000,000 Americans a year travel outside the U.S., of whom 97 per cent travel by air.

- Of vacationing Americans, about 86 per cent travel by car.

- The U.S. is the most popular host country for visitors in the world, with more than 10,000,000 visitors a year. This means that people are travelling, but mostly going to the U.S.

- These 10,000,000 visitors are spending more than \$2 billion annually in the U.S.

- Of the visitors to Alberta each year, about 1,500,000 are Canadians from outside the province, only about 1,000,000 Americans, and only about 30,000 from other countries.

- These visitors to Alberta now spend about \$250 million a year, of which 20 per cent is for lodging, about 30 per cent for food and food services, 10 per cent for recreation and entertainment and about 20 per cent for transportation (mostly automobile) and 20 per cent for other goods and services.

- Skiing continues to increase in popularity; ski associations estimate the rate of growth, in terms of numbers of persons involved, increases

by about 15 per cent a year.

- At the above rate, federal statistics indicate that Alberta gets about 2.01 per cent of the tourist dollar available to it, of which two-thirds are Canadian dollars.

- The Hawaiian government forecasts that by 1975 it will have up to 30,000 lodging units, employing up to 50,000 persons.

- Present Edmonton facilities can provide for a convention of little more than 1,500 persons, while the sizes of conventions and the number continue to increase dramatically. It is no longer uncommon for conventions to be up to 5,000 persons. Many are larger.

Appendix I

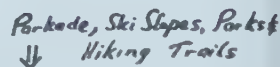
Map of Proposed Site



Adapted from map of Alberta, Shell Canada Ltd.

Appendix II

Proposal Sketch Drawings



786-47

Appendix III

Sapporo, Japan, Olympics

HOKKAIDO: Japan's Frontier Wonderland



One of the facilities at Sapporo which resulted from the country's successful bid for the Olympics.



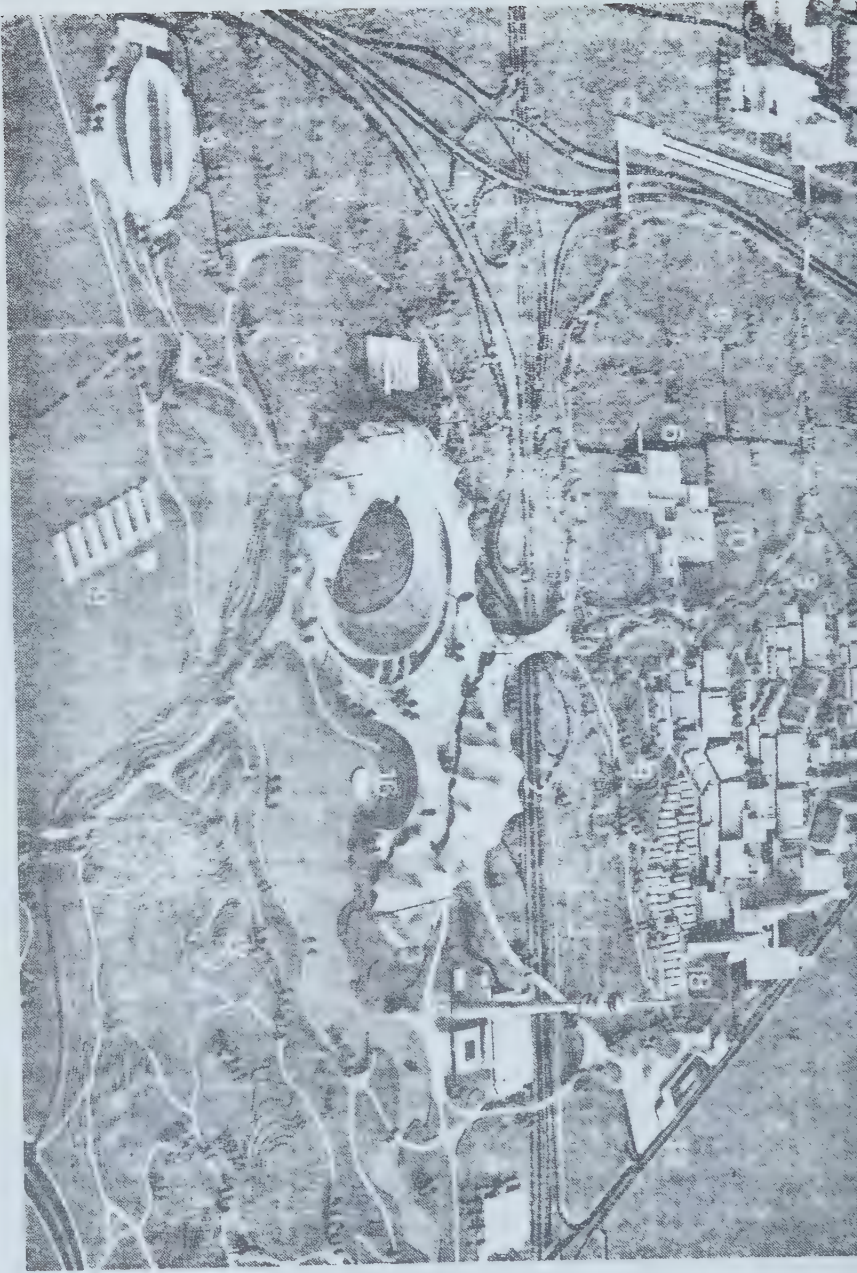
This tiny island will be connected to the main island by a 33-mile tunnel now being built at a cost of \$560 million, allowing more of Japan's 2 million skiers access to the facilities in Sapporo.

Appendix IV

Munich Olympic Site

Olympic layout

Facilities at Munich's Olympic Park are as follows: 1—Olympic stadium, 2—indoor sports hall, 3—swimming stadium, 4—boxing hall, 5—cycle track, 6—volleyball hall, 7—hockey fields, 8—training and warm-up, 9—Olympic Village, 10—radio-TV centre, 11—Press City, 12—metropolitan railway station, 13—underground rail station, 14—TV tower, 15—artificial lake, 16—open-air theatre, 17—hill with panoramic view, 18—car park, 19—Olympic construction company.



from: The Edmonton Journal

Appendix V

Convention Cities
in
Canada and the U.S.

MORE ROOM FOR MEETINGS

A survey of major construction and expansion projects
which will add to Canada's facilities for conventions.

Increasing awareness of the dollars to be earned from convention and meeting business has produced a sharp increase in the creation and expansion of Canadian convention facilities. It is happening at all levels. Public auditoriums are expanding and renovating. Big new hotels seldom if ever go up without well-equipped meeting facilities these days.

The message has even gone out to the far country. Comparatively small and remote resorts are adding meeting facilities almost as fast as sleeping accommodations.

Cities experiencing the biggest pushes are Toronto, with three big new hotels getting under way and large-scale expansions planned at four existing major hotels; Vancouver, building fast in its bid to become one of North America's great convention centres; and Winnipeg, growing rapidly towards its 1970 centennial.

Following is a round-up of some of the major construction or expansion programs which will increase convention and meeting facilities across Canada.

ALBERTA

In Edmonton:

Midtowner Motor Inn plans an additional 30 bedrooms and increased banquet facilities.

Riviera Motor Hotel will add 140 bedrooms and a banquet hall accommodating 600.

In Lethbridge, the Exhibition Association plans to add a new multi-purpose building to the facilities at the exhibition grounds.

BRITISH COLUMBIA

Vancouver has given the green light to several multimillion-dollar projects involving both new hotels and expansions to existing ones.

Pacific Plaza, a new hotel scheduled for 1970 or 1971 completion, will be a 25-story tower. It will have 690 rooms and a convention hall seating 1,200.

Four Seasons Hotels Ltd. is building another new downtown hotel. It will have 400 rooms.

Ryan International Canada Ltd. will build a 600 room hotel in downtown Vancouver in the Royal Centre project.

Bayshore Inn will have its big expansion project open by April 1970. It will be a 192 room tower that will also add 17 new meeting rooms and a theatre restaurant.

Vancouver's Airport Inn has a 144 room tower on the drawing board. Also added will be more dining facilities plus cabaret.

Out at Exhibition Park the Forum building is being renovated to make a 126 x 354-foot exhibit building complete with meeting rooms, dining room and administration offices; it should be ready by May 1971.

Elsewhere in B.C.:

Empress Hotel, Victoria, reports a "good possibility" of a \$2-million expenditure on renovation of the 250 rooms not included in the \$5-million renovation program just completed.

Royal Towers Motor Hotel, New Westminster, has plans for a 75-room expansion.

Peebles Motor Inn, Nelson, will have another 12 units added by next summer.

MANITOBA

Winnipeg is the scene of the most dramatic building and expansion boom.

Winnipeg Inn, biggest of the new hotels, will have its 20-story complex operative by summer 1970. A Western International Hotels' venture,

it will have 350 rooms and nine meeting rooms with capacities ranging up to 1,120.

A new Holiday Inn in Winnipeg will be completed by July 1970. It will also rise 20 stories and will have 275 rooms.

Northstar Inn, another new one, will go to 24 stories and will also be ready by summer 1970. It will have 200 bedrooms and five meeting rooms, the largest with a capacity of 400.

International Inn has a major expansion planned. It will add 200 rooms, a 15,000-square-foot ballroom, a diningroom and a pool.

Niakwa Motor Hotel is adding 50 new rooms, two meeting rooms and an enclosed pool.

Village Inn Motor Hotel will have a 75-room addition ready by March 1971. It will include two large meeting rooms.

Outside Winnipeg:

Wendigo Resort, Lac du Bonnet, is at work on an expansion program that will add 40 rooms, a riding academy and a curling rink. It will be ready by July 1970.

NEW BRUNSWICK

Hotel Brunswick. Moncton, will have an additional 125 guest rooms open by November 1970.

Shediac Inn, Shediac, is starting this spring on an extension that will add 30 units and four meeting-room suites.

NOVA SCOTIA

With the Halifax Trade Mart convention and exhibition centre already operating, the Scotia Square project of Halifax Developments Ltd. will also have a convention hotel open by late 1970. It will have 280 rooms.

New Holiday Inns are also planned in the province -- a 100-unit one at Sydney and another in the new industrial area at Port Hastings.

Wandlyn Hotel chain is building a 62-unit motel near Amherst and plans generally extended activities throughout the province. Wandlyn motels are generally larger developments incorporating meeting-room facilities.

Quarterdeck Hotel, Hubbards, will enlarge its meeting-room and banquet facilities, as well as adding 10 more sleeping units.

ONTARIO

In Toronto three major new downtown hotels will be fully equipped to handle meetings:

The Four Seasons-Sheraton will have up to 1,400 bedrooms and a commensurate number of function rooms -- probably up to 35. It will be ready in late 1972.

A new Holiday Inn downtown will have 100 rooms and should be open by mid-1972.

Toronto Hyatt House will rise to 31 stories. It will have 540 rooms and a banquet/ballroom capable of accommodating 950. It will be ready in mid-1971.

Ascot Inn (Rexdale) has a major expansion due for completion in the fall of 1970. A new convention complex will include a 350-seat ballroom and up to nine meeting and function rooms seating 100.

Inn on the Park has a 225-bedroom addition scheduled for completion by spring of 1971. It will include a meeting room to hold 200 and an indoor pool.

Skyline Hotel is adding a 12,000-square-foot ballroom, to be ready by September 1971.

Seaway-Beverley Hills Motor Hotel will have 250 new suites ready by June 1970, along with a banquet room to seat 1,500 and eight new meeting rooms.

In Ottawa:

Phase two of Place de Ville has no completion date on it and, although ground has been broken, it may be some while before building

is finished. It is expected to include a facility roughly comparable to phase one's Skyline Hotel.

Ottawa's old Union Station is getting a \$600,000 facelift to make it a suitable meeting place for the federal-provincial conferences. It will have space for 500 delegates plus 150 observers and press. However, there are at present no plans to open the facility for rental by outside organizations.

Elsewhere in the province:

Hamilton, a very active convention centre, hopes to break ground this spring on a \$7.5-million convention auditorium. To seat 2,000, the auditorium should be completed by 1972 and will enable the city to step up into the big meeting league. Almost certainly, too, it will spark construction of a big convention hotel. This is already being discussed with a major chain.

Sarnia will have a new Holiday Inn -- to be called Inn-at-the-Bridge -- by fall of 1970. It will have 150 rooms and a banquet hall to accommodate up to 400.

Kitchener's new Inn of the Black Walnut, owned by the operators of Walper Hotel, will be open in 1970. It will offer 200 convention beds and four meeting rooms with capacities from 50 up to 550.

Holiday Inn of Huntsville is adding 100 rooms, several meeting rooms and a dining room; no completion date has been set yet.

Minaki Lodge Resort, Minaki, is adding a meeting room to accommodate 100 plus an indoor pool.

Pinewood Park Motor Inn, North Bay, is adding 22 rooms, for completion early in 1971.

Holiday Inn of Oakville starts next month on an additional 80 bedrooms, a ballroom for 500, and other public rooms with capacities up to 200.

Sheraton-Caswell Motor Inn, Sudbury, will have a new 300-person meeting room ready by October 1971.

Caswell Resort & Motor Inn, Sundridge, will complete a 20-bed addition within the next couple of months.

Peterborough Memorial Community Centre is adding several more meeting rooms, to be ready during 1970.

In London, a new Top of the Fair dining lounge at the Western Fair Grounds will have a capacity of 350.

QUEBEC

In Montreal:

Hotel Bonaventure plans a further 11,000 square feet of meeting and display space, for completion in early 1970.

In Quebec City:

Concordia Estates Ltd. plans a 1970 start on its 24-story convention hotel to overlook the Plains of Abraham and the St. Lawrence. When completed, the hotel will have 400 rooms, 16 suites and convention floor space totaling 26,400 square feet.

Elsewhere in the province:

A new CP Hotels motor hotel will open in Trois Rivières very shortly. Its facilities will be comparable with those of CP's Le Baron Motor Hotel in Sherbrooke.

SASKATCHEWAN

Regina will increase its big-convention facilities with April 1970 completion of the \$8-million Saskatchewan Centre of the Arts. Designed as a complete community-centre operation, it will integrate convention facilities with a 2,000-seat theatre and facilities for little-theatre activities. Some 14 meeting rooms will have a total capacity of 4,500.

JAPANESE PROMOTION PAYING OFF

Japan's entry into the international convention field really began with the 1964 Olympics. Most hotels built for that event -- and they were numerous -- included substantial meeting facilities.

Since then, an extremely active government interest in promoting convention business for the country has produced -- at Kyoto -- an international congress centre said by some to rank second only to the Palais des Nations in Geneva.

It has also produced -- in New York -- what is believed to be the only foreign convention-bureau branch established in North America.

As a result, Japan will probably host more than 80 international meetings during 1970, and reservations for 1971 and 1972 are coming in well. In 1969, it drew more than 12,000 participants from 140 countries to its Lions International Meet, and the American Society of Travel Agents brought in 2,500 from 86 countries.

Kyoto International Conference Hall, a massive six-story building against a mountain setting, has four main halls, the largest seating 2,000. As might be expected in Japan, it is superbly equipped with the latest in electronic and audio-visual meeting aids, including simultaneous six-language translation facilities.

Kyoto city, a principal historic and arts centre of Japan, supports the Hall with something over 5,500 hotel beds, a major convention hotel in its own right, and another conference hall.

The Kyoto centre's beautiful and semi-rural setting, it is said, appeals to conventions with nothing but serious business on their minds -- while Tokyo is for the meeting that wants entertainment as well as education. The city has eight major convention halls and nine important convention hotels. The latter all have a wide range of both large and small meeting rooms and halls, with capacities up to 3,000 in some cases.

Among hotels now building in Tokyo, the Keio Plaza, due to open in June 1971, should be a mecca for the cosmopolitan conventioneer -- its 47 stories will rise from the heart of the city's "fun-and-business district."

Nagoya is another convention city, with two convention halls and a major convention hotel. And Osaka will certainly be in the upper ranks by the end of Expo; the world fair will leave behind it eight new hotels and seven greatly enlarged ones in the Osaka area, and the city already has one major convention hotel and two convention halls.

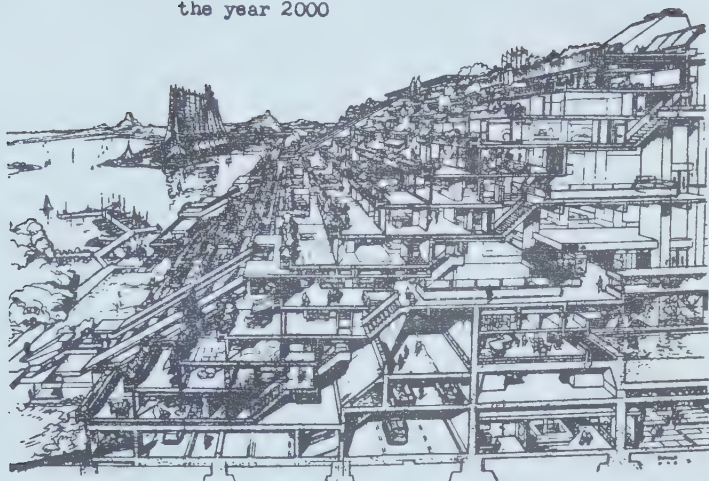
Room rates in first-class Japanese hotels usually start at about \$15 single, \$20.double.

Appendix VI

Some Examples for
Environmental Responsibility

Amsterdam

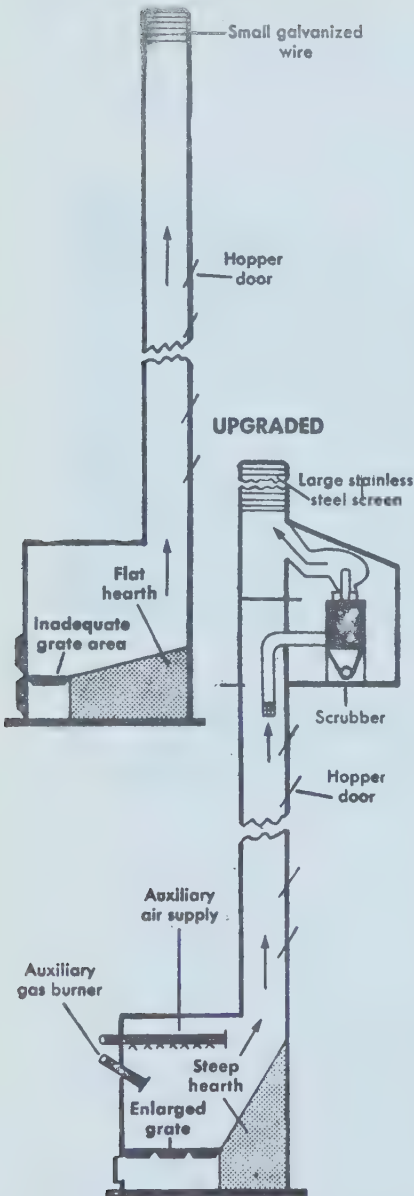
Downtown development by
the year 2000



"Biopolis" — clusters of hill-shaped buildings — is one attempt to give living space to large numbers of people crowded in a small territory. On the outside of the hill, each "floor" has its own garden overlooking forest and ornamental waters. Inside are gymnasiums, restaurants, garages, stores and roads

DRAWING BY RUDOLF BAL

from: The Reader's Digest

EXISTING

Adapted from the New York Times

The Los Angeles air pollution control laws, which were among the first in the nation, initially placed severe restrictions on factory smokestacks, refineries, and backyard incinerators—the known sources of pollution. The smog continued even with the harsh bans. City officials then discovered that the 3.5 million automobiles in Los Angeles were mainly responsible for the air pollution. Gases from these vehicles reacted with sunlight and produced photochemical smog, until then unknown. This smog was the major cause of the pollution.

In 1960, California enacted a law that required the installation of gas-capturing and recirculation ("blow-by") devices on the crankcases of all automobiles. In 1966, California also required the installation of control devices for exhausts on all 1966 model automobiles. If similar requirements are enforced for older cars, California may be on its way to a pronounced reduction in its pollution problem.

Dangerous incidents

London-type smogs are prevalent in cities that burn great quantities of sulfur-laden fossil fuel for heating and power production, incinerate their refuse, and have large industrial segments. Conditions in these cities vary from the irritating to the deadly, depending on the temperature and the wind.

London had a disaster in December 1952 that lasted five days. Stagnant air, which had the outward appearance of a typical London fog, blanketed the city with poisons. Residents gagged and choked in the nearly impenetrable atmosphere. More than 4,000 Londoners, many already suffering from pulmonary diseases died before the smog lifted. The hospitals were jammed with thousands who survived. A similar incident in 1962 took 340 lives.

A typical apartment-house incinerator can be modernized so that the amount of pollutants it spews forth is reduced about 80 per cent. But it is expensive; the most important device, the scrubber, costs around \$5,000.

Gold in Garbage

Each day the average American tosses out more than 5½ lbs. of solid waste. Garbage is piling up so fast that cities like Philadelphia and San Francisco may run out of landfill dumps by the end of this year. The obvious answer is to re-use all kinds of materials that are now being junked. But so far, the U.S. lacks enough incentives to make "recycling" economically attractive. Americans have become so prosperous that old ideas like deposit bottles no longer work. Who besides tiny children wants to lug empties back to the store just to collect a few cents?

Fortunately, a new technology of profitable recycling may soon emerge. In Delaware's New Castle County, for example, a company called Hercules, Inc. has plans for a remarkable plant that would gobble up anything from beer cans to tires, shred the stuff into small chunks, separate the different materials, and disgorge salable granules of glass, steel, aluminum and shredded paper. Organic wastes would be turned into a rich compost. Useless refuse would be incinerated, or "pyrolyzed"—burned in virtually airless furnaces. The state of Delaware has put up \$1,000,000 of the plant's \$10 million building cost. If the Federal Government agrees to share the rest, by next year the plant could handle 570 tons of refuse a day while turning out 262 tons of re-usable materials.

Edible Paper. In Manhattan this week, officials of the Aluminum Association and The Rust Engineering Co. announced plans for a \$15.8 million recycling plant near Washington. The plan has been submitted for consideration to the nonprofit National Center for Solid Waste Disposal, Inc., which evaluates and promotes waste-disposal techniques presented by various industries. If such industries are willing to share the cost, the plant will serve as a "national laboratory" where municipalities and private contractors can shop for ideas.

The Aluminum Association is convinced that the Washington plant could turn 130,000 tons of refuse a year into 52,000 tons of raw materials worth \$833,000 on the open market. Among them: glass to help surface highways and pelletized paper to be used as a blend for fertilizer, insulation products and additives in pet foods. The plant's incinerators would also generate steam for sale to utilities. If a city of 200,000 built such a plant, says the association, the net cost would be \$286,000 a year, compared with \$910,000 for handling the same amount of refuse by present disposal methods.

Returnable Cars. At least 100 municipalities, universities and industries are working on the solid-waste problem. Max Spendlove, research director of the U.S. Bureau of Mines' Metallurgy Research Center at College Park, Md.,

is reclaiming glass and metals from residue scooped from incinerators. At a cost of \$3.52 a ton, he says, his methods yield materials with a potential market value of \$12 a ton.

Last week New York City's environmental protection administrator, Jerome Kretchmer, suggested a way to recycle the 73,000 cars that New Yorkers abandon on the streets each year. He urged the state to enact a law making auto buyers give the state a \$100 deposit for new cars, auto owners \$50 for their present car. Once the cars were junked "in an environmentally acceptable manner," the money would be refunded—the old returnable-bottle scheme, but this time with a deposit worth collecting.

TIME, FEBRUARY 1, 1971

786-59

Appendix VII

Some Comparative Planning

New type of resort to be built in Alberta

by Harald Gunderson

The Odyssey, a resort which will double as a wintertime educational institute to provide leisure time fulfillment, is planned to open in the central Alberta Rockies by the spring of 1974.

The complex, worth between \$5 and \$6 million is to be built 125 miles west of Red Deer by Cline River Development Co. Ltd. of Edmonton. It will be located near both Banff and Jasper National Parks.



VAN DYKE

The resort is the idea of T. G. "Ted" Van Dyke, president of both Cline River and Hospitality Systems Research Ltd., a hotel consulting firm. Van Dyke has worked in the hotel business for over 30 years including 10 years as manager of the Jasper Park Lodge.

Before starting his own company in 1969 Van Dyke was assistant manager of the Chateau Laurier in Montreal, manager of the Newfoundland Hotel in St. John's and after his 10 year stay at Jasper he worked as manager of the Macdonald Hotel for 18 months.

"My years in the hotel business, particularly at Jasper Park Lodge, brought to my attention the need for seminar and educational activities other than those structured by corporate bodies," says Van Dyke.

"There is a change in the public attitude toward leisure. People want to do something profitable with their leisure time. We researched the concept of a seminar or professional education institute in a resort environment and became more assured that our concept is legitimate."

The resort is to be well equipped for summertime vacations and will be built around the premise that people want to do something in their leisure which has lasting value.

The resort will include sufficient cottages to house 500 people and a central hospitality area with a ballroom, convention rooms and dining room.

Meeting rooms will be equipped to handle closed circuit television, facilities for a computer service, and other electronic innovations.

An information resource centre is planned that will have a small library and the availability of a broad band computer facility. The research facilities could be used by graduate students involved in continuing studies while acting as staff for the educational programs.

The resort, to be built on 1,000 acres leased from the provincial government, will be on the David Thompson Highway at the southwestern end of an artificial lake to be created by the Bighorn Dam that is almost completed.

Other features of the resort will be an 18 hole golf course, indoor swimming pool, tennis courts, and facilities for outdoor activities including horseback riding. Hunting and fishing will be allowed because the resort is outside national parks.

Construction on the resort is scheduled to begin next year and engineering consultants are already on the site preparing for work to get underway.

A motel, service station, coffee bar and restaurant will be constructed on a 43-acre site one mile northeast of the resort for use in 1972.

The motel project will start with a 20 unit complex which can be eventually expanded to 80 units and 150 fully serviced trailer sites. A laundromat will also be built into the site.

The Calgary Albertan, 6 June 1971

Hotel association chief seeks convention centres

By LES BUHASY
Business writer

The biggest challenge facing the hotel owners of Alberta is the development of adequate convention facilities.

Walter A. Procter, Alberta Hotel Association president, said in an interview Tuesday the government should be doing more to improve convention and tourist accommodations.

He spoke at the association's 51st annual convention at the Palliser Hotel, where more than 700 delegates from across the province are currently holding a three-day meeting.

"Convention centre complexes with 3,000 seating capacity are a minimum and a must in Calgary and Edmonton," he said. "Conventions are big business, but we don't get

enough of them because of poor facilities."

Mr. Procter said convention centres would not infringe on the hotel business but would rather improve it.

"Once you get convention centres of the proper size," he said, "you're going to see more hotels built to meet the demands of the incoming delegates."

When asked if he thought the government was doing enough to promote tourism in Alberta, Mr. Procter said he didn't think any government could do too much to stimulate the tourist industry.

"Although Alberta's tourist bureau under the direction of Ray Ratzliff is keeping us in line with the other prairie provinces," he said, "when you consider that the Vancouver area drew more tourists last year than our entire province, it would be fair to say that more money should be spent on promotion."

He said that when the government starts cutting its budget, the area of tourist promotion is usually considered a good area to save money.

"Spending on the tourist industry should always be increased, not cut," said Mr. Procter. "It's not depleting any resources and it represents one of the largest sources of provincial revenue."

He said one means of attracting a greater influx of tourists is to improve and expand tourist accommodation.

"The government should make \$25 to \$50 million available each year in the form of low cost loans with repayment periods of up to 10 years to enable hotel and motel owners to improve and expand their facilities," he said.

Mr. Procter said that although Calgary has fairly adequate accommodations for the present time, the last five years have been "pretty grim" in respect to the construction of new facilities.

Discussing one of the biggest sources of income for hotel owners — the liquor business — Mr. Procter said he doesn't foresee any increase in the price of beer or other beverages.

"I don't see any changes in the price of alcohol in Alberta," he said. "Although prices are individually determined by hotel owners, there wouldn't be a necessity for any increase unless there is an increase in rates from the supplier."

Mr. Procter said that the only restriction placed on the sale of alcohol by the association was on the sale of wines, which can be marked up only 125 per cent.

He said that since the lowering of the liquor age, there has been a 5 to 15 per cent increase in the volume of business in hotel pubs.

French Alps luring skiers

The Edmonton Journal

with new economy packages

ALPE D'HUEZ, France — French winter sport centres such as prestigious Alpe d'Huez, Chamonix and other nearby Alpine resorts are luring connoisseurs with savings, plus chic.

Special air fares coupled with thrifty accommodation packages at ski spots make

the French Alps competitive price-wise with North American centres. The franc-dollar ratio favors France over many other European ski areas, and most resorts offer savings on seven-day all-inclusive packages. Bonuses are gourmet dining and apres-ski fun.

The 1971-72 season at the pace-setting Alpe d'Huez station, for example, will open two new lifts, two tele-skis and three speed-runs, doubling last year's additions.

The French Alp stations will inaugurate 26 new lifts, 30, tele-skis, speed-runs, horse-sleds, heated pools and snow-scooters. This on the heels of last year's christening of 23 hotels, 25 lifts and 50 tele-skis.

Quality equipment has become the watchword, and one development comprises les arcs' Avoriaz, Le Cor-

bier, Flaine, Superdevoilly, La Daille and Tignes. About 27,000 tourists beds are available at these centres.

The French Government Tourist Office, 1840 Sherbrooke W., Montreal and local travel agents can provide information on resorts and package ski opportunities in France.

The Edmonton Journal

Tourism one of Italy's

biggest money-earners

ROME (CP) — During the Easter holidays an estimated 800,000 tourists crowded into Rome.

If you tried to see one of the major tourist spots during that time, say the Sistine Chapel, you'd probably gather the impression that all the other visitors were there with you.

Considering that thousands of other tourists were visiting other parts of Italy, and that the season still hadn't reached its peak, it is not hard to understand why tourism is one of the country's biggest money-earners.

The industry is still a bright spot in an economy having troubles with an unstable labor force and accelerating inflation.

An estimated 153 million travellers were on the move

around the world in 1969, latest year for which figures are available. Of these, 120 million visited some part of Europe—and 30 million spent some time in Italy.

Vincenzo del Gaudio, general manager of the state-run National Tourist Bureau, estimates that Italy takes in revenue of about \$1,632 million a year from tourists—11 per cent of total world tourist spending.

The country is second in tourist traffic only to the United States and has a big investment in the industry, about \$8,300 million in hotels and other forms of accommodation alone.

For Italy, the industry is just as important in the overall economy as agriculture is in France or the iron and coal industry is in Germany.

National parks plan

If fast-buck developers had the run of our national parks they would soon be turned into king-size Coney Islands complete with carousels for the kiddies, shopping plazas for mama and girlie shows for dad.

At the other extremity of the spectrum the conservationists would close park gates to all but a few outdoor persons. The preservation of the parks' pristine virginity would be their overriding objective.

If the choice as to present and future use of national parks were as clear-cut the conservationists should receive the nod, the developers the down-turned thumb. But the choice isn't so simple. We should never allow the parks to be turned into huge amusement areas. Still the recreational needs of Canadians are varied. Not all want to hike with back pack, tent and sleeping bag. Some like to pitch their tent on roadside campgrounds, others like to plug the outlets of their holiday trailers into the paraphernalia of civilization, and there are those who prefer to eat in fine restaurants, sleep in comfortable beds and shop in boutiques.

Their aspirations are no less legitimate than those of rough and tough woodsmen. Somewhere between the extremes, in the golden mean, the recreational needs of Canadians have to be met, essentially as the national and historic parks branch proposed in its development plan for Jasper, Banff, Kootenay and Yoho national parks: special areas with unique natural features accessible for hikers only; wilderness recreation areas to be explored on foot or horseback; natural environment areas for those willing to leave paved highways and rough it a bit on campgrounds; general outdoor recreation areas for skiers, skaters, toboggan fans (not power-toboggans) and trailer-pulling summer tourists and, final-

ly, townsites with motels, hotels, restaurants and shops.

Any long-term national parks development concept should contain at least three essential elements. Certain forms of recreation such as hunting, power tobogganing and the use of all-terrain-vehicles must be banned completely. As envisioned by the national and historic parks branch specific recreational needs should be met in specific and separate areas. Finally, the federal government should open negotiations with the Alberta and B.C. governments with the intent of encouraging them to set aside massive areas adjacent to the four national parks encompassed by the development proposal.

For instance, large national park-like wilderness recreation areas on the Alberta side of the Rocky Mountains could absorb much of the annually increasing pressure on the federal parks. This, of course, would imply that Alberta must set aside generous tracts of land along the eastern slopes of the Rockies which would correspond in use to the federal land classification.

It would also mean that commercial activity would never be allowed in areas like Willmore Wilderness Park and that park land previously allocated to resource development be compensated for by adjacent areas in other directions of the wilderness park.

Provincial government would also have to investigate carefully whether long-term economic, ecological and other factors would not favor national and international tourist development over landscape-scarring natural resource extraction. A fine tourist industry patterned along the Swiss model would undoubtedly be more labor intensive than strip mining and the creation of jobs is of the highest priority in this country.

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

Approximately how much land are we talking about in square miles?

MR. CROCKETT:

I don't know. As I say, this is an idea or a philosophy.

MR. KINISKY:

I'm having some real difficulty understanding the concept. Are we talking about a ribbon development along the David Thompson Highway expanding for miles?

MR. CROCKETT:

Not necessarily expanding for miles. The 5,000 room project would require an area of about 7 by 11 blocks. This is exclusive of the personnel servicing the area.

MR. KINISKY:

You have mentioned flying and an airport, so we're talking about another couple of sections of land in this valley.

MR. CROCKETT:

That is probably true.

MR. KINISKY:

You have also talked about skiing. Where would you ski in that area?

MR. CROCKETT:

This idea has been advanced by a number of groups and we're just adopting it as one use to which this area could be put.

MR. KINISKY:

I'm very familiar with the meteorology and the climatology of the area and, believe me, one is extremely hard-pressed to find sufficient snow for skiing without travelling some considerable distance.

The other thing that comes to my mind is, how do you get the figure that Alberta's population is going to double in 30 years? On what basis is this prediction made?

MR. CROCKETT:

These statistics were supplied to me by Mr. Gardener. I could get them if you wish.

MR. KINISKY:

Could you briefly tell me how we arrive at the doubling of Alberta's population in the next 30 years?

MR. CROCKETT:

This was information he got from a newspaper. Maybe it was Edmonton's leading paper but I'm not sure.

MR. KINISKY:

Have you carried on discussions with governments at any level to see what interest you are able to generate from them?

MR. CROCKETT:

Mr. Gardener has approached the provincial government.

MR. KINISKY:

Has the government expressed any interest in such a scheme?

MR. CROCKETT:

Interest has been expressed and he was advised to make this presentation.

MR. KINISKY:

When we get into the size of the project, we're talking about 5,000 units, which I presume would house about 7,500 people. I calculated the support staffs on the basis that you have mentioned and I wound up with a permanent population of about 13,500 people at any one time, which in essence is a little city. How much thought has been given to the provision of necessary services such as water, sewage, garbage disposal and things like that for a city of 13,000 when you've even considered the possibility of doubling or tripling in size at some subsequent date?

MR. CROCKETT:

This was one of the reasons for the suggestion that feasibility studies should now be made on the soundness of the plan. Both government and non-government people should participate.

MR. KINISKY:

What general area are we talking about? The Kootenay Plains?

MR. CROCKETT:

No.

MR. KINISKY:

Are we talking about the area east of the Kootenay Plains?

MR. CROCKETT:

An area set aside on one of the maps indicates the general location, but again may I emphasize that as far as details are concerned I can't help you. This is a concept and something that has to be considered thoroughly by people much more experienced than the Gardeners or myself.

MR. KINISKY:

Are we talking then about a tract of land set aside under one management which will contain within its structure a bunch of smaller developments?

MR. CROCKETT:

It's a consortium, yes.

MR. DOWLING:

As far as I can see, one of the arguments for this proposal seems to be the possible financial benefits that would accrue to Canadians if such facilities were available in Canada. Am I correct in assuming that?

MR. CROCKETT:

That is correct.

MR. DOWLING:

To have such a development in a wilderness or wildland region is to me problematical. Do you believe someone would want to go into a wildland region to live in what is intended to be a wilderness type of setting if, when he arrives, there are at least 5,000 people living in a specific community? Don't you think the wilderness type of experience would be lost under such conditions?

MR. CROCKETT:

What people do you mean? The support people?

MR. DOWLING:

No, I mean the visitor or the client.

MR. CROCKETT:

People go where they want to go and if they're going to a convention they'll go where the convention is. If they're not going to attend the convention and they want to stay at this place, they can do what they wish with the facilities at hand.

MR. DOWLING:

Would the principles you have put forward not be applicable for a medium-sized city, let us say a city with the growth potential of Red Deer?

MR. CROCKETT:

That is quite true, but again I point out the fact that you already have inherent factors built into places already developed. You may find your limitations too great and your costs too high. That is why this idea is so challenging and so new. It moves away from the commonly accepted scheme of things and is a dream of something entirely new starting from scratch.

MR. DOWLING:

Would the support staff be resident on the developed lands or would they be living in a subsidiary village or town?

MR. CROCKETT:

We assume they would stay in the area. Imperial Oil built a satellite town for its fertilizer plant at Redwater only to find that the employees preferred to live in Edmonton. So the houses were sitting around empty.

MR. DOWLING:

With a development of this magnitude having, as Mr. Kinisky suggested, a maximum visitor population of 7,500 - I put 10,000 - plus the support staff, I wonder whether there is a suitable location close to the mountains where there is sufficient suitable land to handle that number of persons.

MR. CROCKETT:

Your feasibility study would give you the answer to that. As I mentioned in my previous remarks, this project is not limited to that particular area alone, although it is probably one of the natural choices.

MR. DOWLING:

You speak of a four-way ownership, three levels of government and private enterprise. Who should take the lead with such a proposal?

MR. CROCKETT:

Obviously the provincial government. The land is theirs. The government will be making the regulations and rules.

DR. TROST:

The purpose of my questioning will be to clarify the concept you have put before us so that we all understand and appreciate its magnitude and novelty. It is quite clearly altogether different from other proposals put before us. Indeed it does not have a counterpart anywhere in Canada or the United States since it is an attempt to make major use of resource facilities in the province to facilitate a diverse group of activities none of which are present elsewhere in quite the form you visualize. Therefore it is, as you have been telling us, quite a new concept.

I feel the part to which you have given statistical expression, 5,000 hotel rooms at \$22,000 each to give a capital cost of \$110 million, is indeed a very small amount of the capital expenditure for construction of the facilities the concept visualizes. Would you elaborate on that part of the concept which is outside the hotel?

MR. CROCKETT:

All our major centres are growing beyond control. You can either build a wall around them and say you shall not go in because you're number 974,206. Let them expand or develop new areas entirely. To reiterate, it would take a feasibility study to see whether this was economically possible. It is our submission that if you add all the pluses, such as the availability of land, the nominal cost of land, the availability of materials, gas, water and that sort of thing, and if they're present in reasonable quantity, the answer will come from that study. I couldn't possibly give you an answer.

DR. TROST:

But you are thinking of diverse kinds of sport facilities and the possibility that you might accommodate the Winter Olympics. You might have diverse educational facilities and include a proposal like the one we heard this morning as one facet of the operation. Undoubtedly there will be summer recreational facilities and a variety of elements that will be outside the hotel room. Right?

MR. CROCKETT:

Right.

DR. TROST:

This would also have to be supported by shopping facilities and other services people might need. And you want to use the mountains as the background, the basic physical attraction and the amenity in which which this development can be housed. Right?

MR. CROCKETT:

You can't narrow it down to a small spectrum of the population. It has to be available to everybody.

DR. TROST:

So you're thinking of a facility in the mountainous part of the province that will be used by people from all over the world. There would have to be a resident population to support the influx of people moving in which, in my calculation, might be 20,000 people. So in addition to the hotel and the other things I've mentioned, you have the accommodation for a city of this sort. Is this the concept you are putting before us?

MR. CROCKETT:

Right.

DR. TROST:

We have the whole of the Rocky Mountains, a resource we can use for various purposes, so let's consider making use of it for an unique purpose of this sort. Is that your suggestion?

MR. CROCKETT:

Right.

DR. TROST:

Do I gather that you're just suggesting the Cline area as one possible place?

MR. CROCKETT:

Perhaps the best place but not necessarily the only place.

DR. TROST:

If the study were done then you would quite clearly look at other places?

MR. CROCKETT:

Surely.

DR. TROST:

But this is the basic proposal. It is really a small city located in the mountains that provides services for people who may come from all over the world.

MR. CROCKETT:

Correct.

May I just add something to what we've been saying. It is later than we think. There are three sectors of the world, any one of which could supply the entire world with all its manufactured requirements. Those three sectors are Japan, the United States and the Common Market. We're out of it and you can see it. Our factories are disappearing and our people are unemployed. We're going to find ourselves much more hewers of wood and so on in the future. We shall have to find other sources of employment for our people. This is a lucrative one for the country.

DR. TROST:

It is a grand and novel concept. I think we wanted to get that part of it clear. It is not a small specific proposal but a large proposal with a new way of using our resources, these mountain backgrounds.

DISCUSSION ON MOUNT CLINE LEISURE RESORT PROPOSAL

MR. BROADBENT:

Geoffrey Broadbent, Vice-President of the Alberta Natural History Society.

I have great qualms about the proposal. I was born in England and raised in the slums. I saw industrial development there. I didn't like what I saw. When I came to eastern Canada they asked, "Where are you going?" I told them I was going to Alberta and they said, "Where is that?" "It's a little place out west somewhere," I said. They told me there is nothing out west. I said, "Good, goodbye" and away I went.

Influxes of multitudes of people, both tourists and residents, on our eastern slopes destroy natural resources, especially water. It was mentioned yesterday that this province, Saskatchewan and Manitoba would be deserts without water. People can destroy that water the same way as animals can be destroyed by overgrazing and downhill skiing. I am a downhill skier myself. I have been involved in Olympic competition, not in skiing but in other areas, and I can see the need for these kinds of things. But I'm appalled at the kinds of things that go on in Japan. With their tremendous population they have problems and will continue to have many, many more problems. In Alberta we are going to have problems too if we follow concepts such as the one we've heard today. I think we should look after the eastern slopes for future generations, for your children and for mine. They need protection.

We need water in order to live. Also, we will need resources in the future. In this morning's broadcast the United States was asked to cut back 5 per cent on energy uses. If they're cutting back on energy uses for air and road transportation, from where are all the tourists going to get resources in order to travel to Alberta for downhill skiing? I just don't see how they're going to get here unless they pack in by foot. Eventually this is what's going to happen. We're going to run out of natural resources such as petroleum, gas and coal. Most of these developments being proposed at the moment will become white elephants and Alberta will be dead.

MR. CUNDY:

Bob Cundy, Director of the Regional Planning Commission in Red Deer.

The proposal as outlined may have some merit from the point of view of the concept, though I would question even that. Taking into consideration urbanization policies in Alberta and the present growth patterns of Edmonton, Calgary and other centres, I think Alberta is fortunate enough that it can encourage the realignment of some of its growth potentials in certain areas and encourage the growth of communities already established rather than using the eastern slopes to develop a new townsite.

Basically, I feel that our current problems are not severe to the extent that we have to go into the eastern slopes. Through a realignment of some of our philosophies and through alternate growth studies the Edmonton and Calgary Regional Planning Commissions are carrying out we can look at other areas of the province before looking at our eastern slopes.

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

The proposal before us is based upon the concept of orderly utilization of a unique endowment of nature. Perhaps we vary in our definition of orderly development. To me, the most important feature of our eastern slopes is its natural character. The imposition of a large townsite upon this natural feature would remove a great deal of the resource itself. We would end up with another urban centre in a formerly natural setting.

I would suggest that the concept might have merit in other parts of the province but I don't think it fits into the eastern slopes area. The area is far too fragile to accommodate this amount of traffic and development without serious degradation.

I also wonder how much of the world's population, let alone Alberta's, could afford such travel and accommodation. To echo Mr. Broadbent's thought, what happens when we no longer have fuel for travelling these long distances? Right now people are taking advantage of it but that might not last in the future.

I am afraid that we in Alberta might get into the position of the little boy who outgrows his paddle pool in the back yard. He goes to a large lake and jumps in but he hasn't yet learned how to swim.

MR. KURE:

Elmer Kure of the Alberta Fish and Game Association.

The question of the proposal before us probably doesn't impress us as much as it should but it brings into focus the things I believe the public was saying yesterday quite clearly. The developers should have been here yesterday. Close to 40 people representing large public groups in this province made their point very clearly, in fact quite unanimously as I understood it. It appears to me that developments of this magnitude and nature are before us today because some things are used - and I mentioned the point yesterday - as a lever. The only reason I can see for a development is the ski facility that may be located in the region. It occurs to me of course, having seen the Canada Land Inventory maps, that the ski area is in a valley other than the one for which the development is being proposed. The development, then, would occupy two valleys.

Another question was brought home to us at an earlier hearing in Lethbridge where the southern Alberta ski facility is in trouble and is seeking a large year-round complex. There the lever being used is the Winter Games. As I understood it the whole reason for getting public support for an expansion of that facility was to accommodate some 276 contestants for a period of approximately 10 days. This is the lever that is being applied and used on the public to enlarge a facility on publicly-owned land within the mountains.

The only additional reason that I can see is the sheep land. Here, of course, there is potential for a developer to get the people of this province involved in profit sharing to the extent that we will provide the land. I think it is important to remember that any time we want to involve ourselves as a province in this type of development this is the thing we can provide. For a private shareholder company it is an excellent thing in the long run to provide the land because land is becoming very expensive.

I read recently and have heard a good deal of discussion that even a large metropolitan area like Montreal is having a great deal of trouble deciding whether the social or regional costs are really worth the Olympics. I think we have the opportunity to at least resolve in our minds some of the implications of this type of proposition.

MR. GAINER:

Gerry Gainer, member of Calgary Spartans Track Club.

I would like to refer to the brief in two ways. First, the gentleman presented it as a concept and if there was an error in the presentation it was because it contained few details. Many of us start to challenge the details. I immediately wondered what climatological studies have been done. I would suggest that the Atmospheric Environment Service could save them from bankruptcy if they followed some of their guidelines on the use of climate data.

The logistics are questionable too because of the location. In the interest of our track club, I am concerned that something as grand as this may jeopardize our chances, say in Calgary, Edmonton or Red Deer, of getting field houses which we urgently need for our youngsters.

However, I think we all fail to see that this is a concept and a very long-range concept. It isn't something that will happen tomorrow. Those things which were mentioned in it, the Pan-Am Games and the Olympics, are programmed many years in advance so that there is no way this could be an immediate thing.

Yesterday the chaplain talked about new thinking. We know we have to think about such things as satellite communities. We know we have to think about programmed development in an area to protect the area. You may think this is a paradox but I would suggest that with our population moving there we are almost facing an advancing yellow army. If you care to look at an example, I suggest you look at Glenmore Park in Calgary which was ruined when we used it. The city actually made it smaller and when more people came in the density was doubled or quadrupled. But then it was fixed up, so over the last ten years it has improved.

Please consider this. It is possible that programmed development can be our salvation in some of these sensitive areas. I think if we keep that in mind when reading more of this brief and others of its type we will not be guilty of reacting too fast to something which has only been presented as a concept. Yesterday I think we all agreed with the chaplain when he said we do need some new thinking, some fresh thinking. Please take it cool. Maybe this is what we need.

We have hundreds and thousands of kids in Alberta every year who compete in sports. When summer comes we lose them. We have no facilities. Dr. Trost mentioned the possibility of an educational aspect, and maybe this thing could develop into something like a physical education school. We're going to get clobbered in the Olympics again this year as we always do because we get no encouragement. Maybe this would be wonderful. Put the kids out to a school like this for a full two months. You could teach them everything they need to know about ecology as you start to develop some athletes.

MR. CROCKETT:

Just to recap, it is later than we think. There is a great need for many of the facilities mentioned. May I just remind you that

everybody wants a bus route but nobody wants the bus route on their street. But the bus route has to go somewhere, and after all the wheat is sifted from the straw a decision has to be made at some time and some place by some people. We're just putting these proposals forward with the hope that somebody will take hold of them and develop them to their natural conclusion.

MR. GARDENER:

Ted B. Gardener.

I came from Europe in 1923 and have been in this country since then. I have had only one trip to Europe. I was educated in Saskatoon and Edmonton. When I became a Canadian citizen I was asked by the IODE chapter that I should do my duty as a Canadian, not that my teacher didn't instruct me otherwise. I changed my name to Gardener, came to Edmonton and have been in the restaurant business for four years with my brother Theo and my other two associates.

I have acknowledged the democratic principles of this country. While keeping in mind the mutual benefit of those who live next to my province, I find it is my duty as a Canadian to do something that all Canadians will be proud of. We do not want this idea to interfere with ecology or with conservation. We ask the leadership of this provincial government to guide this project so we can establish something outstanding in the world today which will give priority for jobs with a minimum amount of damage to the environment and the economy.

The restaurant industry employs more people than any other industry. In comparison, take the government monopoly of AGT. AGT, less depreciation, employs 2,700 people. The initial investment is \$670 million.

Take the forestry industry. That industry will spend \$500 million and will have 500 people working in the pulp industry. In comparison, the hotel industry is valued at \$630 million. It averages \$31,000 per room. It has tremendous economic impact in services to the public and has contributed to the public relations of this country.

With regard to this concept we propose, we would like all tourists to come into this country if that is their wish. They will enjoy our Canadian friendship and share our Canadian way of life. Canada has one of the best public images in the world. We are looking for guidance and leadership from the provincial government in showing that this is so. We have everything necessary to provide the jobs which many people in Alberta and Canada desire.

I don't think this province will remain one of the non-taxable provinces in this country. If by any chance they go to the tax setup, I would like to state the benefits the tourist industry will give to this province. In comparison, we can look at Hawaii. The state derives \$470 million in benefits per year. The local government derives \$530 million. So there will be a tremendous benefit to the province if there is a sales tax.

We do not want to build anything that will interfere with the ecology, with the trails and the fish. We indicated a good location but that doesn't mean we want to build there. The province must say where we will have that centre. We will make another city to help decentralization.

I would like to go into the sports setup. In the last Olympics the only gold medals Canada won were in the food preparation industry. Canada needs proper grounds for her athletes so they can compete with other athletes of the world. Other athletes have proper grounds, proper coaches and proper facilities which put them on an equal basis. But the Canadian athletes haven't got the same footing.

Some people feel we should build a wall and protect nature. All you do is take pictures. Don't touch the fish because they might bite. My general opinion with regard to some of the comments raised about safeguarding ecology is that our concept is to preserve the environment in the best way so that nobody can complain.

Modern technology has found ways to protect the environment. They have systems which can alleviate pollution. Our project, under the guidance of the provincial government, will minimize pollution.

Stop and think about how we are going to exist tomorrow. If you look around you will see that 95 per cent of our oil industry is taken by outsiders. You will see that some of the principals come from the United States to give us the know-how and some of our best Canadians go to the United States because they can get more money. If we don't have the initiative to plan as Canadians this industry, like the oil industry, will be dominated by Americans. It should be planned by Canadians and by Albertans who have the know-how because they are closer to our ecology problems. We have engineers and architects.

Honolulu imports 80 cents of every dollar spent from the mainland. We have all the raw materials, but we give them to Japan and they are then sold back to us. Why can't we use those raw materials for the benefit of our children and build something outstanding we will be proud to share among Albertans, Canadians and people from the rest of the world?

BARRIER MOUNTAIN
ALL SEASON RESORT AREA

BY: Recreational Developments
Red Deer, Alberta

Presented By: J.H. Unger

This proposal is for an all season recreational area on Barrier Mountain, and the associated Red Deer River Valley floor adjoining the Ya Ha Tinda Ranch, and James Pass Region.

The area lies about 35 miles west of the Town of Sundre. This is a point where a natural outcropping of the Rocky Mountains comes closest to Highway #2, and, is actually, the most central location to the main population areas of Alberta, including Edmonton and Calgary. This, in effect, gives an Alpine location within easy driving distance of most areas. Another point in favour of this area is its proximity to the Banff area, but away from the heavily used #1 Highway, a distance of 42 miles, in a southwesterly direction. With this in mind, it can be seen that this would be a pressure relief to the overcrowded ski, and summer tourist seasons.

At present the area is serviced by existing roads from north, east, south and west, but there is a major road development on the drawing boards at present which would enter the area from Sundre through the James Pass and follows the Red Deer River and on to Lake Minawanka and on to Banff.

There are an abundance of natural attractions in the area as well as the open prairie type of valley floor which would allow for the construction of service buildings and recreational facilities with a minimum of disturbance to the natural surroundings.

The Ski area would be on the mountain to the south of the area and having a north eastern exposure with an abundance of snowfall, in excess of a 130" average per season.

The Ski-runs could be put in with considerable ease and again would be of a minimal effect to the natural surroundings. This area would have a vertical rise of about 5000 ft.

Barrier Mountain All Season Resort Area

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The project is designed as a year round recreational area and would cover a full range of summer activities as well as those of winter, all in one area with accommodation and facilities that are designed to be well within the price range of the average citizen. Included in the accommodations would be a dormitory arrangement that would permit our younger population and students who are not really established as yet, a chance to use these facilities as often as they may choose, and at a price that would be within their budget.

I would like to quote a few statistics and specifics of our project:

Snowfall for Skiing - Approx. 130"

Surrounding mountain elevations:

North - 8300 ft.

South - 9718 ft. *

West - 7605 ft.

East - 6442 ft.

* The area's maximum elevation of 9718 ft. is greater than Sunshine Village at 9615 ft., Mount Norquay at 8275 ft., Snow Ridge at 8000 ft.

Further notes of interest are mileages:

To Calgary - 92 miles

To Edmonton - 200 miles

To Red Deer - 95 miles

To Banff - 42 miles

Some comparative mileages would be:

Edmonton - Jasper - 235 miles

Calgary - Lake Louise - 110 miles

Red Deer - Lake Louise - 200 miles

In most cases, especially Edmonton and Calgary the roads would be mainly 4 Lane divided highway with a few miles of 2 lane pavement.

Our development (proposed) would consist of the following, which I will give to you in more or less a list form.

We plan a hundred room hotel with lounge, restaurant and associated facilities. Also included would be a Ski Shop and a Pro-Shop for golfers as well as a Novelty or Souvenir Shop.

We also plan an 18-hole golf course of good calibre and design.

The ski area, of course, would be one of the major sources of revenue to support the area.

This area would be serviced by a network of chairlifts and T-bars. We also plan to put in a main Gondola lift to service this area as well, and would terminate at the top with a Tea House and view point, so that it could be used as a year-round facility.

Now, many other facilities of lesser degree or cost would be included, such as: tennis courts, trail riding, mountain climbing, hiking, swimming and much more.

There has been some representation to me from groups, such as National Teams of skiers, swimmers and a few others who would like to see a permanent training area established in such a location and could be incorporated in the basic design and construction stages.

We plan to keep to an Alpine Motif befitting such an area and project.

We plan to keep as much of the services outside the area and make full use of the Town of Sundre and it's facilities so that the actual area would not be too cluttered with small buildings and so forth.

Now, as to basic services and requirements we are rather fortunate. Calgary Power now have a single phase power line to within approximately 8 miles of our area and servicing a gas field, and they advise me that, should single phase power be inadequate for our needs they would upgrade to 3 phase and extend it to our area. Also, the availability of gas for heating is readily available from this same area. Such facilities being readily available would cut down or actually eliminate pollution normally associated with these services.

As to sewage and dry garbage, some rather unique solutions have been devised. There would be no raw sewage of any sort. A system or complete system of re-cycling has been devised for this purpose. Sewage would be broken down in a septic system or fermentation and holding tanks and then fed in a field system to water and fertilize the golf course area.

As to water supply, there is plenty of clean, pure water in the area and the comparatively small amount that would be used wouldn't even

Barrier Mountain All Season Resort Area

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dent any downstream supply.

We think that this type of area is a much needed facility for our province, and, with very little effort on our part and that of any industrial or resource development in this area could operate in a compatible way and also help to ease congestion and confusion in existing centres as well as to be readily available and able to accommodate the increasing leisure time that is coming with our expanding and advancing society of today.

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

How much land do you propose to occupy for this project?

MR. UNGER:

This would depend upon the study, the actual requirement of the ski hill and so forth. We have applied for approximately 60 square miles but this is to cover the actual surveying. It probably would be cut down considerably.

MR. KINISKY:

You're talking in essence about the area north of the Red Deer River and east of the Ya-Ha-Tinda ranch?

MR. UNGER:

East and south of the Ya-Ha-Tinda ranch, which would be on the south side of the river, the Barrier Mountain.

MR. KINISKY:

You say you have 130 inches of snowfall a year. Has any work been done on snow courses to see what depths of snow you have during the season?

MR. UNGER:

No, not to any great extent as yet. We still have to do a much more thorough study of it. According to our management report from the Eastern Rockies Forest Conservation Board: "The snow catch is particularly low and this efficiency increases with exposure. On the average the undercatch amounts to about 20 per cent." We are not quoting the 20 per cent at all. We are just using their precipitation figures as such, these figures cover October to May. This does give us a fairly accurate reading on the snow.

MR. KINISKY:

Does the area you are interested in conflict with any existing coal leases?

MR. UNGER:

I believe CanPac has a coal lease directly south of what we wish to use as a ski mountain. Quite possibly the north end might tail into our ski area. But I think suitable arrangements could be worked out. There is no reason why we couldn't work with some of these industrial developments.

MR. KINISKY:

Have you had some discussion with them?

MR. UNGER:

We have had a little discussion.

MR. KINISKY:

The area is a well-known elk wintering ground. How much would your proposed development interfere with the animals in that area?

MR. UNGER:

I think it would interfere more with the hunting of the animals than with the animals themselves. The actual wintering area is mainly on the northwest section of the Ya-Ha-Tinda ranch and our set-up might interfere with hunting in that particular locality. But I don't think the animals should be hunted on their winter graze. This would give them some protection.

MR. KINISKY:

Approximately how many people would be at your development on any one day?

MR. UNGER:

I would say 150 to 200 people would be required to operate the area.

MR. KINISKY:

You talk about using sewage to fertilize a golf course and so on. What will you do with it in the wintertime?

MR. UNGER:

It can still be used in the same manner. The golf course has a southern exposure and the type of soil there, from what we can tell so far, would provide a subdrainage that would take it away. The soil on that slope is very porous with a tendency toward sand, shale and gravel. I don't think we would run into any difficulty, but a further study would have to be done on it.

MR. KINISKY:

Do you consider that the road going in there is adequate in its present condition?

MR. UNGER:

No. It's access but that is all. I understand they are working on a portion of it.

The road will run mainly due west and possibly slightly south to hit the James Pass, which is west of Sundre, and on through to Banff. I believe they are planning this as a relief road to Highway No. 1. It picks up south of Cochrane and strikes north from there.

Paving of the road is complete from Highway No. 1 to Cochrane. They have finished the bridge across the Bow River and the overpass across the CPR and the Trans-Canada is just about completed. They are working on the sections north of that now. As far as I can find out - they are still subject to some changes - the north end will come out approximately at Westward Ho! which is five miles east of Sundre, and strike due west. It is not certain whether the tail end of the road will turn left at Lake Minnewanka and go on into Banff, or bypass there and go on into Lake Louise. That part hasn't been decided yet, but this was the tentative program.

I'm not too sure of the time element involved in the construction. I couldn't get any figures on that.

MR. DOWLING:

Where will your skiers come from? Do you expect them to come from the major cities in Alberta or will some be coming from outside the province?

MR. UNGER:

They will be mainly from the major centres in Alberta. But a well-known international charter firm believes there is enough room in that area for a runway. They are willing to fly charter flights from eastern Canada, the eastern United States and Europe into the area. I haven't looked into it too closely so I wouldn't like to say too much on it. But this proposal has been made to me.

MR. DOWLING:

What would your total capacity be in skiers per day?

MR. UNGER:

We plan on setting it from 10,000 to 15,000 or 20,000 per day. This is the average they are using at Sunshine and some of the other places. I think the room and snow are there and I think we are quite capable of handling it. I do believe that to be of any benefit it must handle this number of skiers.

MR. DOWLING:

In your estimation would this development be of international quality? Would it attract skiers like some of the famous Swiss and French resorts do?

MR. UNGER:

Yes, I think it would have pretty well the same attraction. We are looking at a 5,000 foot vertical rise which is just as great as pretty well anything you will find in the Alps.

MR. DOWLING:

If you are up to 10,000 or 15,000 skiers a day, what will you do with all those people when night comes?

MR. UNGER:

We can't handle them in a 100 room hotel, but there is ample opportunity for other motel operators who I don't think would hesitate too long in setting up in that area. I wouldn't want them right in the area if possible. I think the town of Sundre would be a quite feasible spot as it's only 35 miles away. Also, the mileage isn't too far from Edmonton, Red Deer and Calgary. A lot of skiers are driving from Red Deer to Banff and Jasper and back in the same day, which is an extremely long drive.

MR. DOWLING:

Is the road to Sundre maintained in the wintertime?

MR. UNGER:

Yes, but there are times when it's not passable. I wouldn't like to depend on those roads. They are not of a suitable quality. I don't think we would get the clientele if we had to depend on those roads. We are looking at road construction. It's 35 miles of construction, which is not too bad.

MR. DOWLING:

Who do you expect will improve the road?

MR. UNGER:

This would actually be a new road and I believe it is on the drawing board already. As far as I know it's a construction project involving the federal and the provincial governments. It's a relief valve for the Trans-Canada Highway from Calgary to the Banff-Lake Louise area, where the speed is down to a mile and a half per hour at some times during busy seasons.

MR. DOWLING:

Who do you expect to maintain the road over the winter months to feed this ski area?

MR. UNGER:

I imagine this would be incorporated into the regular maintenance of the Trans-Canada Highway. I think each province looks after its own section so this would fall to the provincial government.

MR. DOWLING:

Assuming you got a road into this area and the 10,000 skiers a day, where are you going to park all the cars?

MR. UNGER:

Parking lots would have to be put in. This is something we haven't got on the drawing board yet. I don't think 10,000 skiers means 10,000 cars. They will be coming in by bus and so forth as well.

MR. DOWLING:

How do you expect the project to be financed?

MR. UNGER:

There has been some foreign interest in this, but also a considerable amount of Canadian interest. I'm not really free to divulge actual sources.

MR. DOWLING:

In your estimation can it be financed by Canadian sources?

MR. UNGER:

Yes, I think it can. We have Canadian sources now who indicate they are willing to cover the full cost of construction.

MR. DOWLING:

Would you advocate a public or private company?

MR. UNGER:

I think we would be advocating a private company in this case.

MR. DOWLING:

You have shown us some photographs outlining the tops of some of the ski runs. Some of the bowls are rather steep and rimmed with cornices at the top. Have you sought any advice from an alpine specialist as to whether those slopes are safe for skiing?

MR. UNGER:

Yes, we have had some advice on that. They figure it is quite safe. There is really no avalanche problem in that area, which indicates it would be reasonably safe.

MR. DOWLING:

You stated that the National Parks Branch is considering upgrading the Cascade fire road as a relief road into Banff townsite. How long ago did you check this policy with them?

MR. UNGER:

This wasn't checked with National Parks but with the Department of Highways. It is more in conjunction with the Trans-Canada Highway than it is a park problem. I don't think the park is too worried about the speed of the tourists coming in, but the trucking companies and so forth which use the road as a trans-Canada route are in difficulty. Any by-pass to this road will ease the congestion and speed up traffic considerably. This is the reason they were looking at this route.

MR. DOWLING:

Have you availed yourself of advice from contractors or designers who are experienced in ski development?

MR. UNGER:

We haven't talked to a company yet because we really don't know whether or not we can get going. We have to wait for a zoning arrangement to come up before we can get into too many specifics on it. However, we do have a chap with us who has been designing ski hills. He is extremely interested in it and has been working for many years at it. He's doing the initial survey of the ski area. From there we will have to engage a proper architectural and planning firm to do a final study.

MR. DOWLING:

Why do you feel you need 60 square miles of land?

MR. UNGER:

That amount of land was specified in our original application for a permit to explore. These ski areas could come down and swing from one side to another and we are not just sure where they will

terminate. We asked for the larger area so we could do a proper survey. From there specific leases would be asked for.

MR. DOWLING:

Have you done an economic feasibility study to determine whether you can get enough skiers in there and whether you can finance it and actually make the thing pay on a continuing basis?

MR. UNGER:

We had one small feasibility study done in 1970 by a company that was interested in working with us. Their figures were looking at 60 per cent of capacity as being ideal. The proximity figures, providing this new road goes in, turned out to be about 80 per cent with population, mileage and proximity to the large areas. They figured it would be extremely good at 80 per cent, which was above normal. It would definitely be a paying proposition.

MR. DOWLING:

You mentioned a source of single phase power. Is it at a sulphur extraction gas plant?

MR. UNGER:

Yes.

MR. DOWLING:

Where is that gas plant located in relation to the site you propose?

MR. UNGER:

Our site would be on the west side of the first range of mountains. The gas extraction plant is on the east side and to the south of us. The mileage would be approximately eight miles.

MR. DOWLING:

Would the route to your site for this power and gas be a valley route, a ridge route or a transmountain route?

MR. UNGER:

A valley route. It would follow the east side of the first range of mountains and come through the James Pass into this area.

MR. DOWLING:

In the avalanche advice you received, did they recommend a wind survey to find out just how heavy the winds are along the ridges?

MR. UNGER:

Yes. A more detailed wind survey would have to be done. We have picked up some from the Department of Lands and Forests. The wind problem at our ski area is not too extreme as far as we can find. I don't think we will have any problems. When we settle on a definite area we will do a much more detailed study before we go ahead.

MR. DOWLING:

Should the project go ahead and you got the number of skiers you are speaking of, you would have to have a very large parking area. Would you expect to maintain that parking area yourself or would you expect public funds to carry that particular load?

MR. UNGER:

We would expect it to be on our lease area and we would maintain it.

DR. TROST:

How long have you and your associates been working on this proposal?

MR. UNGER:

We actually started in 1969 doing our survey to the extent we could. We had no permits so we couldn't do any coring, drilling or any of this type of work. We had to do mainly surface surveying from what we could see by walking around. We have done a couple of aerial surveys on it to see what we could come up with. All this would have to be correlated with a really good study of the area. I think we would probably require a permit to survey because of possible conflicting interests with the strip mining to the south of us.

DR. TROST:

Would you say you are a little beyond the concept stage?

MR. UNGER:

Yes.

DR. TROST:

Have you a ballpark figure of the amount of money involved?

MR. UNGER:

At one time we estimated \$15 to \$20 million on a three phase program with five years to a phase. But we are not sure how that shapes up now.

DR. TROST:

A lot of discussion is focussed on the ski facility, but you are planning an all-season resort. Would you describe what you have in mind for the summer, spring and fall and whether there will be much variation in your staff requirements?

MR. UNGER:

The golf course would be our mainstay for the summer. We could have late spring skiing but this cuts down to about half.

We would be using a lot of the itinerant ski instructors who travel from area to area. Some of them are mountain climbing guides and do this type of work during the summer. They would carry us over and automatically shift their functions with the season. There would be some drop in permanent staff at that time, but the rest would remain basically the same.

Holidays and things like that would have to be taken into consideration. The staff would be taking those during off-season time which would help to alleviate any problems. In the short transition period between winter and summer sports, necessary maintenance will be done. This would use some of that time, which would also be a bit of a breathing spell. The same would apply in the fall.

We expect to put in a fair-sized golf course and an extremely good one. There would be a fair amount of spring maintenance which would keep our staff fairly well-employed. I think we could safely say it would be running on a fairly even keel throughout the year. I think it would average out at several hundred. The level would either rise or drop once the project was completed and maintain from then on.

DR. TROST:

Do you expect your summer, spring and fall clients to make use of surrounding areas?

MR. UNGER:

Yes. There are extremely good hiking trails in the area. With a small amount of maintenance work I think some of these could be improved and better use made of them.

DR. TROST:

What size of staff do you think you will have?

MR. UNGER:

I would say an average of 150 to 200.

DR. TROST:

Do you think they will be living for the most part in Sundre?

MR. UNGER:

Some staff arrangements would have to be made on-site, but I would say the majority of the staff would live in Sundre, if this could be arranged.

DR. TROST:

This would certainly require school and hospital services in Sundre for them.

MR. UNGER:

That's right. Presently in Sundre there are schools and hospitals. With a staff of that size I really don't know whether or not these would have to be enlarged, but I don't think there would be too much effect.

DR. TROST:

Well if these were all families, say 100 families or 400 people - what's the population of Sundre?

MR. UNGER:

I'm not really sure.

DR. TROST:

It's not 1,000, is it?

MR. UNGER:

I don't think so.

DR. TROST:

How do the people of Sundre and the surrounding district feel about this proposal?

MR. UNGER:

I have talked to several. We have our pros and cons of course. I couldn't say whether the overall average would be for or against us. Some are very strongly against it and quite a few others are solidly behind it.

DR. TROST:

As you move closer to the resort what other kinds of land use and habitation are there now?

MR. UNGER:

I'm not exactly sure how far the farming and ranching area west of Sundre goes as a full unit, but I would say that for 10 to 15 miles it could be considered a farming and ranching area. From there on I believe there is some grazing and this type of thing. After that there is not too much activity. This is looking due west.

To the south I believe there is a mountaineer lodge on the Red Deer River crossing. I think there is a small sawmill in that area, as well as the natural gas operations and several pipelines going through.

DR. TROST:

Do you expect any conflicts either from your point of view or from the point of view of the other inhabitants of this area in respect to your proposal?

MR. UNGER:

I can't actually see where there should be too much conflict.

DR. TROST:

Are the sour gas plants close enough to give you any problem?

MR. UNGER:

No, I don't think so. They are southeast of us and far enough away that they wouldn't be a problem.

DR. TROST:

What do you need from government?

MR. UNGER:

Mainly the permission to go ahead. If our finalized studies show that it is feasible to proceed with this project, we will need from government the permission to go in there, in other words, a lease on the land.

DR. TROST:

You would need an exploration permit first, I suppose?

MR. UNGER:

Right. We would need an exploration permit to finalize the actual locations and the specific leases we would require.

DR. TROST:

How long a lease would you need on the land?

MR. UNGER:

I think 25 years or better, and if it is still operational and satisfactory in 25 years, an automatic renewal.

DR. TROST:

Sixty square miles is one heck of a big hunk of land.

MR. UNGER:

Yes, I know. But that's for the exploration permit. The actual leases wouldn't be anywhere near that amount of land.

DR. TROST:

Could you estimate what area of land you might actually need?

MR. UNGER:

Not right offhand.

DR. TROST:

Two square miles?

MR. UNGER:

I think it would be more than that. But I imagine it would be under 10 square miles including parking lots and all this type of thing.

DR. TROST:

The community facilities provided in Sundre would come out of the wages of the employees and the taxes they pay?

MR. UNGER:

Yes, they would live in a normal manner.

DR. TROST:

The summer use by your clients of adjacent Crown lands would be a competition for wildlife and hiking space but again they would be acting as ordinary citizens.

MR. UNGER:

Yes, that would be up to the ordinary citizen. If the area is used for recreation there will be hiking trails. This always creates a certain amount of conflict but not to the extent that some people actually believe. I think people and animals are a little more compatible than is believed.

DR. TROST:

You suggest the highway improvement required before the operation could become viable must be done for reasons other than your operation.

MR. UNGER:

Yes. Possibly mine would be one more reason they could add to help it along.

DR. TROST:

If that highway improvement didn't come about you couldn't really proceed?

MR. UNGER:

We would make a study of the cost of the highway to see if it would be feasible for us to undertake something like this ourselves, but I think it would be prohibitive.

DR. TROST:

There are substantial casualty possibilities in these ventures and there has been a history of them in the eastern Rockies. Have you some reason to suppose that you will be able to pull yours off when Snow Ridge and others have floundered?

MR. UNGER:

Yes. We will have all the necessary facilities. We even have thoughts of a permanently-based helicopter in the area which could be used for this and other purposes.

DR. TROST:

What do you see as the government's role in your operation?

MR. UNGER:

There would be several things, such as the road, the leases, policing of the area and campsites. We would probably put in one or two small campsites ourselves, but there would still have to be numerous campsites within the vicinity and leading into the area. These I think could be a government arrangement. Other than that there is not too much.

DR. TROST:

I think you have heard the suggestion made previously in these hearings that the government should play a more active role in major tourist developments perhaps on an equity basis.

MR. UNGER:

Inasmuch as a few people had asked for an area for national teams and things like this, possibly there could be some government help in extending facilities to cover some of these areas. But with respect to the average tourist facility I think it's quite feasible that we do this ourselves. We'll be making the money out of it if it gets going so it's up to us to put the money into it.

DR. TROST:

I think the suggestion from the public has often been that the government's equity might well lay in the Crown land, and that there should be participation in some way in the management of the enterprise by government. How do you react to that?

MR. UNGER:

I agree. I believe that management of the area as to ecology, wildlife and things like this should be looked after by the government. I believe there are agencies already set up to do this. I have talked to a few of them and they have made it very plain that they will do this.

DISCUSSION ON BARRIER MOUNTAIN ALL-SEASON RESORT AREA PROPOSAL

MR. MCPHEE:

Frank McPhee, Innisfail.

I'm a little off-balance here and I might almost request the Authority to ask Mr. Unger if he is serious or if this is a joke. As I listened to this I was, to say the least, appalled, totally and completely appalled.

I don't know how many of you know this area that, by Mr. Unger's definition, is east and south of the Ya-Ha-Tinda ranch. I think it is one of the most beautiful areas in this province. Near the area he is speaking of is Scalp Creek, a beautiful creek that goes up and over to the upper Red Deer valley. Just about in the area he is speaking about is Little Sheep Creek with a beautiful waterfall 60 to 70 feet high. A short walk back over the hills is an unbelievably beautiful lake, Eagle Lake.

If we ever go into "development" in this area I don't know what I would do. I don't know when Mr. Unger discovered this valley. I've been hoping that not too many people would discover it. The present road into the Ya-Ha-Tinda is about ten miles of very poor single road. This is the usual way in unless you go the other way, up the Panther. But it's not a very well-developed roadway and it ends up at the Ya-Ha-Tinda ranch. The pictures have indicated the beauty of this area.

This area is being used by more enterprising people now. For a good number of years youth groups, light horse groups and 4-H groups have gone in to camp. This coming Monday I'm helping to move in a group of 20 girls. After they leave I'm going in with 20 boys.

In this lovely Sheep Creek area there is a campsite that is not developed. The authorities have the Ya-Ha-Tinda a couple of miles further on in this beautiful valley. I shudder to think of any part of it being turned into a golf course with the possible attendant damage.

Over the hill into The Corners and the Panther Creek country we have an area that is just as indescribably beautiful. I believe that anybody with enterprise can move in there. Admittedly the forestry trunk road about eight miles away comes nearest to it. I'm not sure of all the suggested road building that Mr. Unger has mentioned. I'm not sure where it comes and goes. But this valley is one of our supremely attractive valleys in every respect. I shouldn't build it up too much or you'll all be in there this summer. You move through it up the Red Deer valley and you can drop down into Banff National Park. There are government trails in that direction.

So when Mr. Unger speaks about foreign interests interested in this gem in the mountains, I know its potential. I think it will be discovered more by Albertans and Canadians who will go in there and delight in it. I almost think his proposal only a joke. But he kept a pretty sober face throughout so I presume he must be very serious about it.

I feel this would be one of those areas - if we do think about opening it up a little more - where the public interest should certainly be protected. A few better campsites and maybe cabins for the comfort of older people would be acceptable. But again this evil word "golf" in our mountains is mentioned. I love golf. It's one of my great pleasures. At Innisfail we have the loveliest golf course in

the province. But to think that we have to move into this kind of country and put up a golf course, knowing the sensitivity of the grassland and all, just staggers me.

People are going in there throughout the summer, fall and early winter for every kind of decent purpose - photography, skiing, snowshoeing and all these kinds of things. So I would suggest that we put this on ice for about 20 years and see how this valley becomes one of our great recreation areas. There is a limitless number of trails for horseback riding and hiking in this valley. This kind of proposal would sit squarely on the point where you enter and there would be practically no way to get past it, given Mr. Unger's definition of this 60 square miles.

This hearing has been fairly low key and I commend the Authority on its cool. There has been a lack of four-letter words, but I think this would be a real rape of one of the most beautiful parks in this country.

MR. KVISLE:

Nels Kvisle, Innisfail.

It's pretty hard to follow Mr. McPhee who did such an excellent job of dealing with this matter. I would most sincerely recommend that the Authority definitely instruct the government not to have any privately-owned development in this area. It is probably the prime elk producing area in Alberta.

I remember the bull elk that came out of the Panther area in 1956 that won the Boone and Crockett Club championship for 1956-57. The elk in there are wonderful. There are 1,200 that spend the winter on the Ya-Ha-Tinda flats and many more on the Dog Rib Creek and Panther River.

The Department of Lands and Forests is planning to construct an experimental elk area with habitat improvements in the area we are talking about. I am working on it myself. We must begin to think in terms of the value of our big game. We have tremendous big game potential from both a recreational and an economic point of view. Our grandchildren are going to have much better hunting than we have now. We cannot afford to throw away that potential.

I question the idea of trying to make an east-west corridor of the Ya-Ha-Tinda. I have been at Eagle Lake and all through the pass where the road is going to be built. I love the whole area there. I think every citizen in Alberta should stand up and stop this. We have all the east-west corridors we need; the David Thompson, the Crownst, the Trans-Canada and the Yellowhead. That is enough. The Ya-Ha-Tinda should certainly not be made an east-west corridor.

I would also question the feasibility of this proposal. I have been over every square foot of that area. I have been right over the mountain where they are proposing the ski hill, down to Dog Rib Creek and all around Barrier Mountain where there are about four or five little lakes scooped out by the ice that comes down the mountain. Barrier Mountain is a formidable place.

I'm wondering if a development here wouldn't go the same way as Snow Ridge. Pigeon Mountain hasn't proven itself too well. I doubt very much if it would be a financial success. In fact I would be very happy if it were a financial failure. My son, who is a skier, said that any development there would be a failure because we have good developments very close by at Sunshine, Whitehorn and all through the

parks. The government has the responsibility of stopping this kind of development that possibly isn't going to make it.

MR. CLARK:

Robert Clark.

Just three points very much along the same lines that have already been mentioned to you.

First, in 1970 when there was talk of an exploratory permit being issued, there was the strongest representation against it that I personally have had in 12 years as a member of the Legislature.

Secondly, as recently as this month I received a letter from the Minister of Highways indicating that the Department of Highways has no concrete plans for a road going from Sundre and coming out at Lake Minnewanka. I'm prepared to file this letter with the Authority.

Thirdly, I say in all seriousness that the suggestion that the project should be put on ice is reasonable. I for one want the Authority to be part of the ice brigade.

DR. TROST:

Would you file that letter with us, please?

MR. CLARK:

Yes, I would be pleased to mail it to you, and I'll also mail a copy to Mr. Unger.

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

I think there are a couple of very vital points here. We presently have two ski developments that are either in or near bankruptcy and one that is in very serious condition. The proposal that one of these be aided by the provision of a paved highway has already come before these hearings. A highway is presently being built to one of the others to relieve some of the economic burden upon it. Do we need another?

This development is not on an existing transportation route and from the indications I have it isn't expected to be on a transportation route. The National Parks Branch has cut out the Cascade road that was proposed in their master plan under protest from various public groups. The last I heard is that such a road into the upper Red Deer area will not be provided through the national park. So I don't know where it will go.

Have any wildlife studies been undertaken by the planning group? We understand this is a key wildlife wintering range. In fact I have a government report done by the Department of Lands and Forests in about 1970 stating that this is one of the most vital elk and sheep ranges in the eastern Rockies. The top priority by all means should be wildlife preservation and not recreation.

What commitment would the company give to building and maintaining a road into such a development? If the proposed highway does not go through, will the company provide its own road and maintain it during the winter months?

Have hydrology studies been undertaken to ensure that no harmful effects of summer and winter water withdrawals will result? A golf course requires a considerable amount of water. As well, such winter uses as snowmaking cause problems on some of the water courses.

What expertise is on the planning team? I keep coming back to this point on every presentation. I think it's vital that we have all relevant disciplines represented right from the initial stages. We can't let it go too far before these people are represented.

The photographs shown were excellent. They showed some very beautiful country and it looked like there was good snowfall. I live close to the mountains myself and in May we had three spring snowfalls that came and went very rapidly. I wonder whether the snowfall that was shown was one of these spring snowfalls that melts away in a few days.

Any lease for such a development should be only for the actual development area - the area that has buildings sited on it and perhaps for the golf course where major landscape modification results - but not for the remainder of the area. A lease of this nature results in exclusive use. I think the suggestion of a lease covering ten square miles is appalling. Perhaps a licence of occupation could be issued for the ski runs, but certainly the area should not be leased on an exclusive use basis. The only exclusive use should be for the particular development site.

An airport and golf course have very serious environmental effects and these should be considered very strongly. The airport itself might not even be feasible in the valley with the wind and weather conditions that often come up in mountainous areas. A golf course often requires severe landscape modifications, heavy fertilization rates, et cetera. These must be very seriously considered before anything goes ahead.

MR. SHAW:

Bill Shaw, Red Deer Regional Planning Commission.

I'm not speaking for or against this proposal but just raising a concern that is becoming more and more evident to me. We fear the multiplicity of development proposals often duplicating or overlapping one another. We would just like to see some kind of coordination through detailed studies and subregional plans. We would like to see the prospective developers perhaps get together.

To illustrate my point, I'm sure the Authority is aware of the proposal by the Sundre Winter Sports Association for a winter recreation development 12 miles west of Sundre on Stafne Ridge. They have had contact with government. Snow conditions and things like this have been studied. It just appears that their studies are a duplication of Mr. Unger's. And the proposed development is a duplication of Mr. Unger's except that it would have no expert ski runs.

I feel that now is the time to get these people together to look at the area and to try to find the proper sites, and to coordinate development funds if they are going to go into this area.

MRS. BROWN:

Mrs. F. Brown.

About 40 years ago I lived and rode in the foothills. I rode up to the Bighorn Falls, over the White Goat and out to Sundre. It was very beautiful and still is. The strawberry patches are still as good as they ever were. Last summer I sat in one and ate for an hour.

We have listened to proposals for beautiful ski lodges. I like them, I have a daughter who goes to them. I have also listened to the people who trek in with packs on their backs. I admire them and think they must thoroughly enjoy it. They tell me that the number of people back packing around Banff increased from 700 to 13,000 last year. I also read that the skiers who swoop down - and it does look lovely - make up exactly six per cent of all the people who live in Canada.

But I'm concerned about all the little school children and all the mothers and older people like myself. What are we going to do along the slopes? Can't we have a few campgrounds where I can pitch a tent if I haven't got enough money to stay at a motel? Can I not have a park with trees where I can put my trailer, not on a hard surface but on on grass? I know we must have sewage and garbage disposal. But I think maybe the government can come up with that.

Can't we also have it so that everybody does his bit? If I were to buy a 25 foot lot and leave my trailer there all year I would pay taxes according to what I could afford. By the same token if I belong to the jet set can't I buy a big lot and build a big place and pay my taxes accordingly?

Can't we maybe have the slopes that way and forget about all the big shopping centres and everything else? There have to be grocery stores, I know. But can't we just all work together with the government, which is you and I and the men who really help us along the way, and do it so that we don't spoil it and so the strawberry patches and tiger lilies are still there?

MR. UNGER:

We really have no intention of harming the environment. We will make use of some of the areas that are in there. As to the elk and sheep area, we are south of it. Mind you they probably wander through like anybody else but I don't think we will be hindering them too seriously or anything like this.

I find that most of these animals are comparatively compatible. In some of the areas where we have worked we found that the elk come right down into our camps. They will become a pet like any animal. I don't think we will harm them too much.

As to the road, since I have had my information there may have been some changes. Like I say we would look into it to see if it's feasible to do it ourselves. I have had no official word on cancellation of the proposed road into the area so I would have to wait for more information on that.

I don't think our operation would harm the area to any great extent. I think it would be more an asset than a harm.

DR. TROST:

Do you want to comment on the point Bill Shaw raised about the possible conflict between your proposal and the recreational proposal west of Sundre?

MR. UNGER:

I really don't know too much about the one west of Sundre. It would be rather difficult to compare it with ours. I believe it is a small community enterprise, not designed to handle a great number of skiers. As I don't know too much about their suggestion I'm really not in a position to comment on it.

ATHABASCA RIVER BASIN PROPOSALS



ENVIRONMENT CONSERVATION AUTHORITY



RECREATIONAL AND TOURIST
DEVELOPMENT
FOLDING MOUNTAIN AREA

Proposal Submitted by:
Jasper East Resorts Ltd.
Presented By:
D. MaKale

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February 27, 1973

The Director of Lands
Department of Lands and Forests
National Resources Building
Edmonton, Alberta

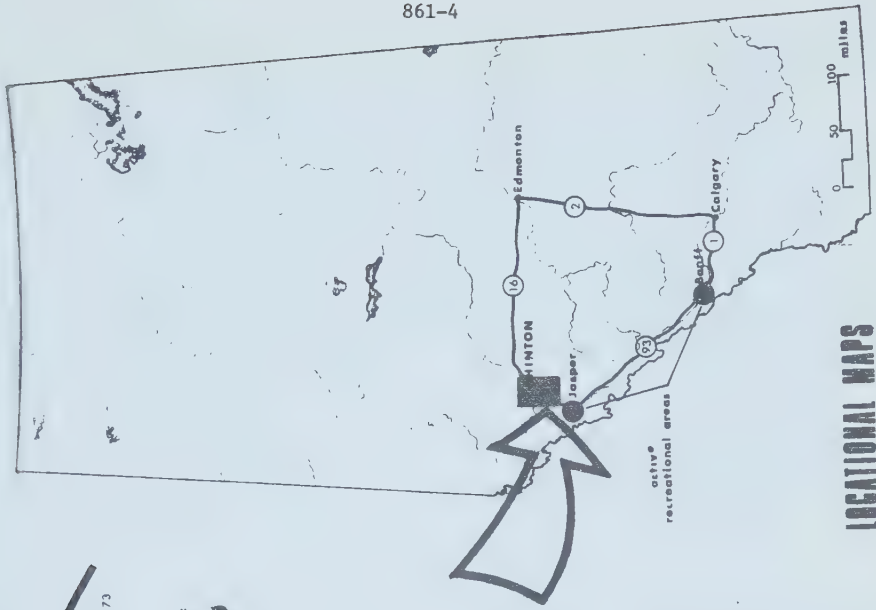
Re: Recreational and Tourist Development

Folding Mountain Area

Kardinal Holdings Ltd.
P. C. Box 931
Hinton, Alberta

Makale, Holloway & Associates Ltd.
#5, 10140 - 142 Street
Edmonton, Alberta

861-4



LOCATIONAL MAPS



contour, highway & gasolene 114 - edmonton - regina

Introduction

The process of urbanization with resulting growth of major metropolitan areas of Canada places human beings in greater proximity to an increasing number of human beings and by the sheer size of built-up areas separates the man from nature. The active cultivation of land surrounding the metropolitan concentrations relegates nature in its original state to so-called wilderness areas. On the other hand, the modern technology of man and transportation reduce the volume of physical strain (exercise) which an average individual experiences; thus, the fitness and consequently the functions of the major organs and body are gradually impaired.

The technology, organization and often regimentation of work our society requires reduce the sometimes original and creative labor and crafts to a mechanized humdrum existence and the stresses of the, combined with massive pressures our society of today imposes upon individuals, generate an equally massive desire, and indeed a need for recreation.

The urban areas combat the deficiencies of nature, exercise and recreation by provision of parks, zoos, sportsfields and plants, cultural and recreational institutions and facilities; however, seldom are those three needs combined into one single time and space dimension, as the very nature of the city militates against such an integrated answer to all the needs. It does not automatically follow that all people have all three needs at the same time - or at all; nevertheless, an increasing number of people do seek and find the areas where nature, exercise and recreation could be combined.

The places which provide an integrated answer to the needs are the summer and winter resorts, and their popularity is steadily increasing. The major part of the North American continent is subject to relatively long and cold winters which add an additional dimension to human needs, that of turning the season of physical discomfort into a season of physical enjoyment. The phenomenal growth of skiing as a mass sport and the corresponding growth of ski facilities provide an undeniable testimony to this fact. In Alberta, the combination of winter conditions and mountains resulted in

growth of winter sports and recreation in both Jasper and Banff National Parks. This growth of demand and the resulting call for expansion of facilities are coming at present into sharp conflict between those who are determined to preserve National Parks, and those who want to cater to human needs; it could be argued, however, that conservation of nature does cater to more important human needs than the purely recreational aspects of nature as a resource. For an understanding of the magnitude of this conflict, the growth in users (passengers entering the Parks) is quite relevant. This growth is illustrated below:

Annual count of Passengers Entering Jasper National Park

1959 - 1960	324,857
1960 - 1961	356,538
1961 - 1962	346,493
1962 - 1963	392,987
1963 - 1964	468,579
1964 - 1965	480,102
1965 - 1966	522,658
1966 - 1967	595,164
1967 - 1968	652,186
1968 - 1969	834,748
1969 - 1970	1,135,558
1970 - 1971 (Sept 30, 1970)	1,121,839

Source: Jasper National Park - Provisional Master Plan

For all practical reasons it could be concluded that the number of passengers tripled in the twelve year period. Assuming the same rate of growth for the following twelve years, 1971 to 1983, close to 3, 250, 000 passengers in one year will enter the park by 1983, with the vast majority using the recreational and sport facilities of the park.

Banff National Park reveals a similar picture:

1953 - 1959	880, 150
1969 - 1970	2, 346, 030
1970 - 1971	1, 671, 911

Source: Banff National Park - Provisional Master Plan

Projecting again the growth for the next twelve years and rounding off the figures, we could anticipate that Banff should receive in 1983 some 6, 500, 000 passengers.

Needless to say, there is a saturation point after which the purpose of national parks (if the demand for accommodation, recreation and travelling facilities are fully met) will be obliterated and swept away. Both demands - those for the conservation of nature and those for facilities

for people – are legitimate, but it becomes increasingly obvious that both could not be met in one limited physical area.

A major compromise proposal was rejected by the public and governments. That rejection made it clear that a compromise could only undermine the principles of conservation and lead to a gradual erosion and the ultimate loss of the primary objectives of national parks. While the national parks (Banff and Jasper) in the past were mainly summer resorts, the last ten years have seen some very major shifts in the nature of use and the type of users of facilities.

The "Village Lake Louise" proposal presents projections for Winter Visitation and Skier Days at Lake Louise from 1970 to 1980 and in tables extends those projections to 1990, as shown below:

Season	Skier Days	Period	Total Visitors
1970 – 1971	75, 000	1970-1971	1, 000, 000
1979 – 1980	400, 000	1979-1980	1, 600, 000
1989 – 1990	1, 000, 000	1989-1990	2, 200, 000

Source: Economics Research Associates

Unfortunately, the same excellent projections are not available for Jasper National Park, but it could be assumed that the rate of growth in demand could be very similar. Canadian ski demand for three years only (1967, 1968, 1969) shows that winter recreation in terms of skiing is a very major need and consequently a very major industry:

Total Canadian Ski Demand	1967	1968	1969
Pairs of skis manufactured or imported	265, 208	305, 314	386, 000 (est.)

Source: Village Lake Louise, Dominion Bureau of Statistics

By this time it is obvious that the national parks will not supply the resort and recreational facilities beyond a certain point and refusal of the Village Lake Louise project indicates that the point of "no deal" is nearly reached. The question to be resolved is where that need will be catered to and who is going to reap the benefits of this major source of tourist income and generator of both direct and indirect employment.

The facilities as they are now provided in national parks, in contrast to such North American resorts as Sun Valley, Aspen, Vail, etc., are very inadequate, and in contrast to Cortina, Davos, Alberg, St. Anton etc., in Europe, pathetic. While British Columbia has several relatively satisfactory ski areas developed such as Tod Mountain, Vernon, Apex, Revelstoke, and Geribaldi, Alberta has Snow Ridge and Silver Summit, both with great limitations and neither really successful. The lesson that the successful resorts could teach is as follows:

- 1) The ski terrains should be of an Alpine class, with good snow conditions and at an altitude that allows for an extended ski season.
- 2) The access must be off and very close to major highway systems.
- 3) The accommodation and all the other facilities must be comprehensive and of high quality.
- 4) The proximity to an airport is paramount.
- 5) The area should be a year-round resort to be able to support economically the major facilities.
- 6) There should be a diversity in type and price of accommodation, as well as provision for private

chalets, cottages, etc.

- 7) The resort community should be aesthetically pleasing, carefully designed and even more carefully controlled to create a harmonious blend in and with the environment.

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Mystery Lake

0 1 2
MILES

MAIN DRAINAGE COURSE

3500

HWY 16

ASYLAR

preparation, highway 16, and Edmonton & Regina



The Concept of Proposal

Having accepted the above broad indicators of future growth and needs of the people, and having considered and adopted the above seven guides for successful development, we are presenting the following proposal for the development of a major resort area in Alberta.

The Site and Its Characteristics

We have selected an area based on Folding Mountain and adjacent to Highway 16 West and the boundary of the Jasper Park as the most desirable location for a major summer-winter recreational resort. The study of topography, aerial photography, visual (from the air) and on-site inspection of slopes and snow conditions (June and January of the year), of the tentative locations of gondolas and lifts points to high quality and highly diversified types of ski runs and terrains superior to the "Old Baldy" mountain complex in Sun Valley, Idaho, and not too dissimilar, although at the lower altitude, than the Valuga, Giansig and Capal Mountain complex in

St. Anton, Arlberg, Austria.

The valley of Drystone Creek could provide relatively easy access into the core of a ski complex, which could be developed into a circular system of lifts and runs, affording the skier the greatest degree of variety, distributing skiers over a wide area, thus eliminating crowding at the individual lift terminals. The lower slopes adjacent to the site of the community could be supplied with shorter lifts affording a walking distance access from accommodation to ski terrain. Those slopes could cater to the beginner and a lower range of intermediate skier.

361-16



metals, holloway & assoc ltd edmonton, alberta

AREA OF SKI DEVELOPMENT

Transportation

Highway 16 West is a major east-west traffic artery in Western Canada since it forms a portion of the Yellowhead Route. Plans are underway for substantial upgrading of the present two-lane paved highway with the eventual result being a four-lane divided highway in all probability with severely restricted accesses. The proposed site of the community is adjacent to this highway.

There is lesser and lesser dependence on railway transportation for passenger traffic; however, for whatever advantage that could offer, the CNR main line is located within $2\frac{1}{2}$ to 3 miles from the proposed townsite. The airport is located near the Town of Hinton and capable of receiving a DC3 type of aircraft. With an extension in northerly direction it could be upgraded substantially and eventually be capable of receiving larger long distance planes. This could be a key facility in terms of extremely popular charter flights and package recreational tours.

The Townsite

Most of the ski resorts of relatively recent origin are based on a main lodge or a hotel complex, with a more or less captive audience, introducing certain uniformity in treatment in terms of entertainment, meals and price ranges. The other approach which is also represented on this continent is to provide lifts and tows, etc., and leave the accommodation to a random chance that private individuals would provide for tourists. The extreme cases resulted in a monopolistic situation (Sunshine, etc.) or in a hodge-podge of unrelated facilities such as the present townsite of Jasper or the Lake Louise Development.

While the first situation removes the salutary effects of competition, the other tends to destroy the community feeling and character and results in an exceptionally poor visual environment. Granted our tradition of mountain communities is not very old and the existing ones in the mountain region of Canada had their origins as railway or mining camps nevertheless the wholesale transplant of architectural forms more suited for "joy-strips" of North American communities does conflict with the nature of mountain

terrain.

There is a considerable body of architectural opinion opposed to transplanting the organically-developed styles of Alpine Europe into a North American environment; nevertheless there is little to recommend in recent proposals containing subjective monuments to the designer and dealing with such strange (transplanted?) architectural elements as Babylonian hanging gardens, heavy concrete of Japanese Kenzo Tange or the sculptural vagaries of Le Corbusier. When contrasted with the human scale towns and villages of Alpine Europe, with their charm and intimacy of internal vistas, the "original" approaches suffer considerably.

Our community concept is based on a re-creation of our Alpine Village, with small harmonious individual buildings, narrow streets and intimate opening into squares and plazas with peripheral and concealed traffic and parking. In this way the silhouette will blend with the mountains and the external grandeur of nature will be contrasted with intimacy of the interior of community.

Method of Approach

The preceding, very generalized, concept of recreational development did satisfy our group that further and more detailed evaluation of potential would be warranted. To arrive at the ultimate physical development stage we propose a number of research and study steps. The following are the main areas of our further approach:

1. A detailed examination of terrain both in terms of the townsite and recreational facility with the emphasis on:
 - a) Ecology
Soils, flora and fauna, drainage.
 - b) Climate
General and microclimatic characteristics, precipitation, exposures.
2. a) Recreational utilization of terrain slopes, trailsⁱ (hiking, riding and cross country skiing) alpine hiking and mountain climbing^v, downhill, slalom - advanced, intermediate, beginners.

b) Engineering Considerations

Access roads, location of gondolas and lifts, localized services and the ski lodges (at facilities), trail cabins, etc., clearing and improvement to ski slopes.

3. a) Townsite Plan

Physical layout, distribution of the key land uses, traffic and parking, utilities and services.

b) Architectural Considerations

Grouping, mass and scale of buildings, enclosure of space, predominant style and texture, landscape - manmade and natural, treatment of enclosed spaces and vistas.

c) Development Priorities

Staging of ski facilities and terrain improvements, staging of construction and structures of the townsite.

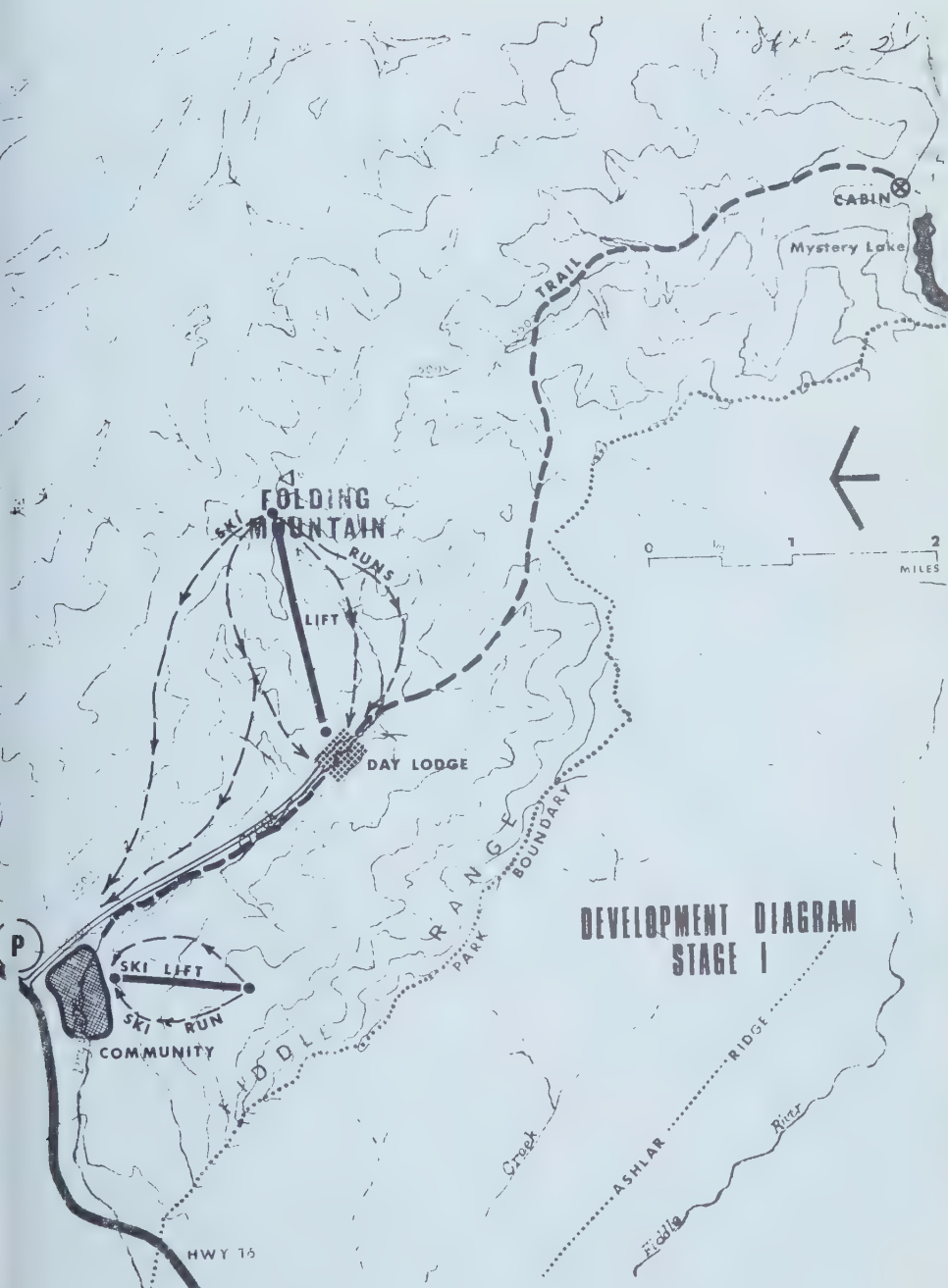
4. a) Budgeting

Long-term capital expenditure program, phased financing of development

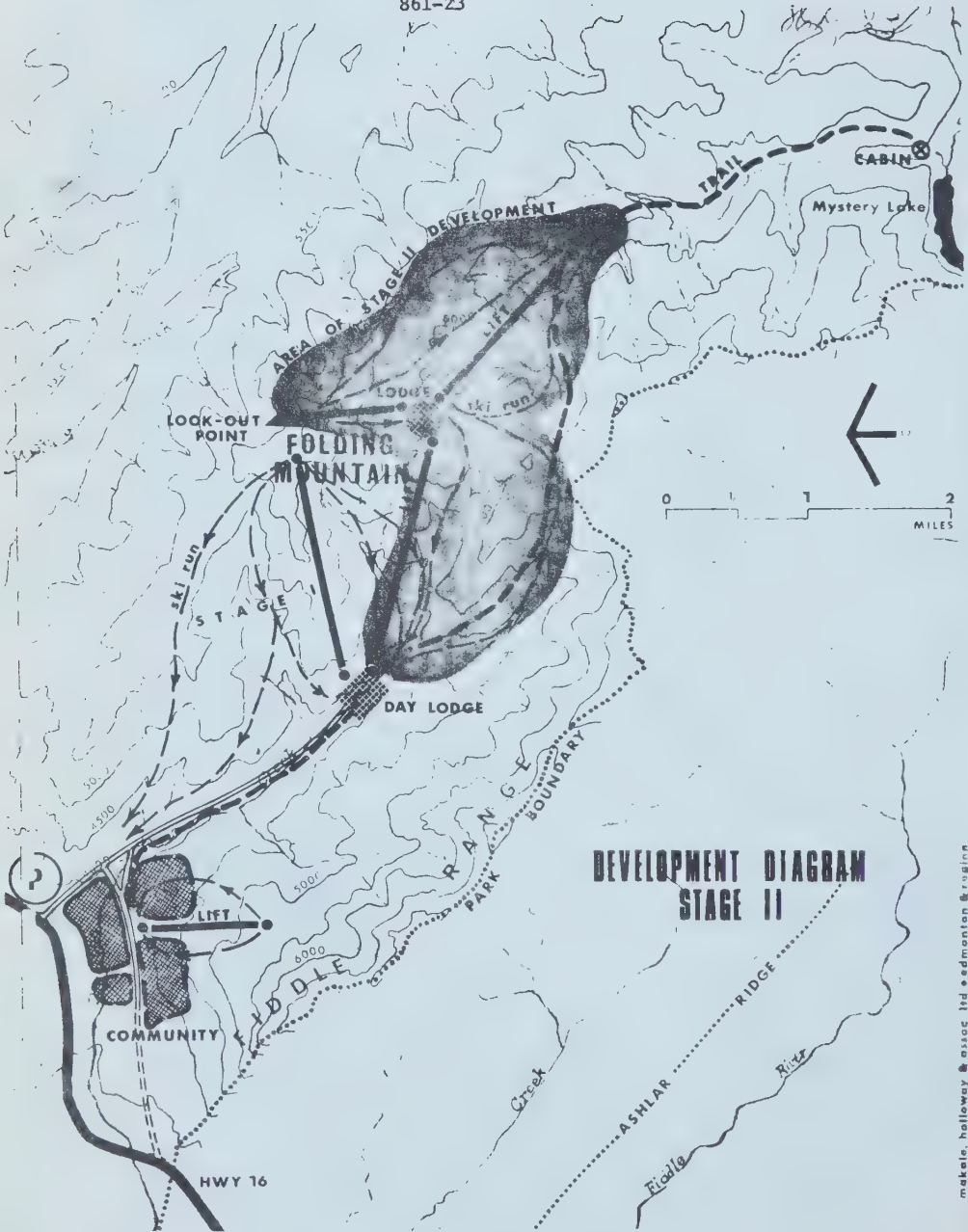
b) Administrative Procedure

Ownership, management and operation of development.

The preceding outline of methodology will be undertaken after the economic feasibility study in terms of the volume and the rate of demand and generalized assessment of corresponding expenditures are completed.



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Working Team

The project, in order to be successful, must result out of a close work team composed of a considerable range of expertise. As could be deduced from the previously outlined method of approach, each of the main elements of development will require a group of specialists such as:

- a) ecologists
- b) alpine ski and mountaineering experts
- c) town planners
- d) engineers
- e) architects
- f) management and financial experts

While, at the present, it would be premature to engage all the experts required, since an indication of the provincial governments interest is paramount for proceeding further with the project, the part of the team is already assembled and indeed it was already involved in the preliminary examination of areas potential for active recreation. The Project Coordinator will be Mr. D. L. Makale, MTPIC, who would be responsible for all the technical aspects of

development. In this work he will be supported by the staff of Makale, Holloway and Associates Ltd., Town and Regional Planners. Although the main professional expertise of Mr. Makale is that in the area of town and site planning, Mr. Makale has some forty years of skiing experience and close knowledge of most of the Canadian ski resorts as well as Sun Valley facilities in Sun Valley, Idaho, Cortina in Italy, Innsbruck and St. Anton in Austria and several smaller European resorts. During his recent ski trip to Austria, Mr. Makale secured the services of Mr. Robert Glück of Auhof, St. Anton, who is the foremost ski and mountaineering expert of Arlberg district in Austria. Mr. Glück is prepared to serve as an expert consultant to the group.

If the project proceeds beyond this proposal stage, we will secure services of ecologists, soil experts and economists. In order to provide finances and management for the planning and development of the project, the principals of parties involved will form a development consortium.

Timing and Conditions of Proposal

In order to undertake this very major project, both in terms of time and expenditure, the development consortium will require certain assistance from the provincial government. The assistance will be required in the following areas:

In order to initiate the work we will require a guarantee by the provincial government that subject to acceptable plans for development, we will receive the necessary permission to install and operate the recreational facilities. During the study analysis and design period, we would require an assurance by the government that our group will have at least two years of time in which to complete the design of the project with subsequent detailed proposals. During this period the government will grant a two year lease on the general area of development for a nominal sum or instead provide a guarantee that we will have an exclusive right to prepare the development proposals for Folding Mountain area.

In the case our proposal is accepted we would require a long term lease covering the access road, day lodges, chalets, and cabins, ski slopes, trails and lift installation sites.

In terms of the townsite we would require a land ownership in order to justify considerable investment in services, utilities and buildings. We will undertake to provide certain percentage of land to be established by detailed studies, design, and economic analysis, for sale to the other parties at a price mutually considered as reasonable between the representative of the government and the development consortium. If and when the detailed plans are accepted by the government, we would like the specific architectural controls relating to design, size and texture of buildings to form a part of the sale agreements to other parties.

Any additional conditions which may be required in order to develop the project to a high level of excellence will be derived from our further design work and shall be mutually agreed upon by the government and the development consortium.

Yours very truly,

On Behalf Of Kardinal Holdings Ltd., and
Makale, Holloway & Associates Ltd.



D. L. Makale, MTPIC
President

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

Why do you need 28 square miles of land?

MR. MAKALE:

Actually we need only the area where the trails and ski facilities are proposed. But we also believe that the area should be protected against hunting, horses, grazing and so on. A bullet, for example, can travel three-quarters of a mile and more. I think there should be an area for which someone is responsible. We don't ask that we be responsible. It would be controlled in any case by the government, but it could be placed in a special category so that it could be controlled as one entity.

MR. KINISKY:

How much non-paying public access would be allowed in this area?

MR. MAKALE:

With the exception of the lake facilities, which will have to be paid for, it will be completely open to the public.

MR. KINISKY:

Are you proposing any facilities such as campsites for low-income families?

MR. MAKALE:

We are not proposing parks for mobile homes and trailers for the simple reason that they take up such large areas of land. With due respect to the users, I think these parks are very unsightly. They would not be in keeping with the aesthetics of our development. Also a large percentage of the camper trails and so on have internal supporting systems. We don't want to overtax our utilities by dumping sewage accumulated over four or five days.

We are, however, proposing an active approach to such groups as the Boy Scouts, YMCA, YWCA and the Youth Hostels Association. It has always been my opinion, and my group agrees with me, that skiing in this country is an unnecessarily expensive sport. There is no provision for young people whatsoever. They either go with their parents and bankrupt them with the cost of hotels, lifts and everything else, or they just don't go.

MR. KINISKY:

What would you estimate to be the largest number of people who would be on-site on any day?

MR. MAKALE:

I know there were days when Marmot Basin had upward of 3,000 to 3,500 people. Since we propose eventually a rather strong lift facility with circular skiing, which is going to provide tremendous variety, we might easily reach and even surpass that number. But I don't think the level of users would be constant. We will attract more users on teachers' holidays, New Year's, long weekends and so on.

MR. KINISKY:

Since you're still at the concept stage, I presume you haven't really done any environmental impact studies.

MR. MAKALE:

We have broadly considered the water and disposal of waste, both liquid and solid. We do have at least certain parameters which we agreed we should follow.

I would like to call on Mr. Nicolson to expand on our conceptual approach to utilities and wastes.

MR. NICOLSON: [From the floor]

We have not yet proven a complete water supply, but there is evidence of underground springs in the area, and it could well be that there is an underground river across the highway.

The main concern is with sanitary sewage disposal. We propose a secondary system, either an aerated lagoon or a mechanical treatment plant. On the basis of 30 days storage and an average population of 2,000 people a month, the effluent from such a lagoon would be approximately 0.7 cubic feet per second.

Some concern was expressed about the impact on Drystone Creek. I estimate there is at least 100 cubic feet per second going down that stream at the moment. I understand the Athabasca River gets as low as 900 cubic feet per second in the wintertime. It is 15 times that amount or greater in the higher flows. I just computed this figure of 0.7 cubic feet per second to give you some idea of the amount of effluent produced by a development like this compared, for example, with the 25 million gallons per day that are effectively handled by the plant here.

MR. KINISKY:

What information do you have to indicate there will be favourable snow conditions?

MR. MAKALE:

We have records available for Jasper, Hinton and other meteorological points, but we don't have records for Folding Mountain. We have, however, visited the mountain on foot and by helicopter at various times of the year. We found that as late as June the snow conditions on the upper levels, that is 5,500 feet and up, were excellent. This definitely is one area we will have to investigate further, but there is every indication of snow conditions very similar and perhaps superior to Marmot Basin and Sunshine.

MR. DOWLING:

Would you anticipate that your clientele would come largely from Alberta and the Prairies, or would you have to draw on a market beyond those boundaries in order to have an economically viable operation?

MR. MAKALE:

No. Those in the group could look after all the expenditures for the studies required to bring the project to the point where it is absolutely proven to everybody's satisfaction. We could undertake a limited amount of the financing ourselves. We have two options and

we've talked to several people in Edmonton. Basically it is Albertans who are prepared to finance the project. We could conceivably go public at the development stage, but we definitely see this as an Alberta based and Alberta run operation.

MR. DOWLING:

But would your clients come from Alberta and the Prairies?

MR. MAKALE:

We hope that our clients will come from all of Canada. There is a tremendous drain of tourist dollars from Canada. People in Toronto and Montreal would love to ski the Rocky Mountains, but they are too far away and too expensive for them. They find it cheaper to fly to Austria, Switzerland or France for two or three weeks' skiing.

I expect the bulk of our visitors will come from Alberta. By 1991, it is estimated that the population of Edmonton will be 960,000 to 970,000. It is also estimated that by that time both Saskatoon and Regina will have populations over 250,000. So the population of Alberta and also Saskatchewan and Manitoba will be capable of supporting this facility. But I do not want to be parochial. I would not tell someone, "Sorry, you are from the United States. You cannot go in there unless we trade. One of us goes to San Francisco and you send one here from San Francisco." That would be ridiculous.

MR. DOWLING:

My question was not about the exclusion of other people. Is there a large enough local market that you wouldn't be looking to visitors coming great distances to maintain the operation on a paying basis?

MR. MAKALE:

Although we have not done an economic feasibility study, we have thought about this. I think this facility could be substantially supported by the people of Alberta.

MR. DOWLING:

One piece of data you used to establish the need for this facility was the number of visitations to Jasper National Park. In the parks they count everything that comes in - there is a multiplier per vehicle. Do you know how many of the vehicles coming into the park did not stop but continued westward?

MR. EDWARDS: [From the floor]

Peter Edwards with Makale, Holloway and Associates.

According to the figures for 1963, 1969 and 1970 - and these are currently being updated - the proportion of through traffic does not exceed 5 to 10 per cent. Also, the heaviest traffic is through the east gates where we would be situated.

MR. DOWLING:

Would this area be of international calibre when it is fully developed?

MR. MAKALE:

Having skied in many areas in Europe and on this continent, I feel this could develop into the finest ski area in Canada and one of the finest in the world. Last January I was in St. Anton in the Arlberg area, and the configuration of the three main mountains in that ski complex, Valuga, Glanzig and Capal, is identical to that of Folding Mountain and two lesser adjacent mountains.

MR. DOWLING:

Will there be direct access to the ski lodge, which is a mile and three-quarters from the main facilities?

MR. MAKALE:

We propose a circular road around the alpine village with parking on the periphery outside of the circular road. With the exception of delivery and essential service traffic, we will have only pedestrian traffic throughout the alpine village. By doing this we will be able to re-create the narrow streets, squares and everything else. There will definitely be no parking facilities or public access with cars to the ski lodge area. As a matter of fact we are seriously contemplating having more of a glorified trail than a road to discourage motor vehicles from coming into the heart of the ski basin. We feel there is absolutely no need for motor vehicle access. We could provide horse-drawn sleighs and minibuses and the hardier souls could walk.

MR. DOWLING:

What is the topography between the ski village and the ski lodge? Is it downhill going to the lodge?

MR. MAKALE:

It's downhill. You could in fact ski from the top of Folding Mountain all the way down to the village square.

MR. DOWLING:

Would it be possible to ski from the village to the ski lodge, take a lift up and ski back?

MR. MAKALE:

I'm afraid not. It will be possible to ski from the lodge to the village, or to take the small bar and traverse to the lodge. The terrain follows Drystone Creek and drops from the proposed day lodge into the village.

MR. DOWLING:

What architectural style do you propose in the village?

MR. RICHARDS:

Berty Richards. [From the floor]

We're thinking of something which is architecturally very quiet and in sympathy with nature - low buildings with sloping roofs suggesting the sloping hills and integrated with the surrounding area by means of landscaping between units. Local materials will be used as much as possible. There will be a lot of wood and probably very

little brick. We may use some of the timber that will be removed from the ski areas. There will be no definite style, just something indigenous to the area and sympathetic with the actual location.

MR. DOWLING:

So we'll have a "flair for the Canadian" shall we say?

MR. RICHARDS:

It will be very indigenous. We won't take a style from anywhere else.

MR. DOWLING:

You indicated that because the skiing activity probably would not carry the operation over the entire twelve month period, this will have to be a year-round resort in order to be viable. Is there sufficient summer activity to do that? I have the feeling that the skiing would be the major producer of revenue and would make the whole thing viable.

MR. MAKALE:

No, it cannot. I really don't feel we're at the stage in developing our resources in western Canada where we can take just one portion of the year and say it will make a viable development. We will have to rely considerably on summer activities. We aren't proposing anything elaborate in terms of summer facilities - some tennis courts and swimming pools. Mostly there will be hiking, walking, riding, packing and fishing if Mystery Lake is stopped. We are proposing low-key summer recreational activities.

MR. DOWLING:

You mentioned a two to three year period. Were you referring to the time required to evolve a detailed plan, or to the time required for construction?

MR. MAKALE:

We feel it will take us that long to get the answers to all the questions and to formulate a detailed plan. Construction would follow and would have to be staged.

MR. DOWLING:

There is an unspoken agreement between the province and the Department of Indian Affairs and Northern Development, National Parks Branch, that there be a buffer zone between the park boundary and any development. Have you had any conversations about this with the National Parks Branch?

MR. MAKALE:

No. I have no knowledge of such an agreement. But the Fiddle Mountain Range provides a tremendous barrier and buffer.

MR. DOWLING:

There is great concern among people who have appeared at the hearings that there might be sufficient capital for initial development of a proposal, but not enough to keep it floating until it is able to pay. While you feel there is no problem with initial

financing, what prospects have you of continued financing in the future?

MR. MAKALE:

I cannot really answer that. I have not considered it in detail since I felt it would be premature at this point.

MR. DOWLING:

But you recognize that it will have to be considered?

MR. MAKALE:

Definitely. It has to be resolved before the project is proven feasible.

MR. DOWLING:

Should you be given permission to proceed, how long a lease would you require?

MR. MAKALE:

The minimum length of the lease should coincide with the maximum period in which the loan must be repaid, between 25 to 30 years.

DISCUSSION ON FOLDING MOUNTAIN RECREATION AREA PROPOSAL

MR. KYLLO:

Leo Kyлло, Western Conservation Foundation.

I congratulate the proposers on some quite good ideas, but we do have many concerns.

The statement of various disciplines involved in the program seems to leave out one area that greatly concerns me. Professional recreational specialists have been completely ignored in all the development proposals we have heard so far. Also, at what level have the environmentalists been involved in the study? Have they been concerned right from the first or were they brought in later?

We've heard a lot of statistics and these can be very misleading. The statistics on the projected increase in national park visitations based on present growth rates can be carried to the point that by about 1990 every Canadian will have to spend around 350 days a year in the national park, which I don't think is very likely. So perhaps the growth rates are a little misleading.

I wonder what the yearly variations in snow conditions in the Folding Mountain area might be. That area catches a good deal of wind coming through the pass, and being a front range slope, I think the yearly variation is quite significant. Some of the other ski developments in the southern part of the province have had considerable problems with this.

The development area is much too large. Any lease should cover only the specific building sites with perhaps a licence of occupation on ski lift lines, ski trails and roads. But the entire development area should definitely not be covered by a lease. The proposed buffer zone could be zoned by the provincial government but should not be controlled by the company involved. No disposition of public land should be allowed, especially for private residences.

Mr. Makale stated that the same uses would be made of the area as those proposed by the Alberta Wilderness Association. I refute that statement. I feel that the winter use which is vital, especially the wildlife range, would be harmed severely by such a development. As well, the radiation of people from the alpine village outward would have a severe effect on the wildland capability of the area. We don't have wildland areas adjacent to such centres as Red Deer and Grande Prairie, and they wouldn't function in this location either.

The compatibility of the development with Hinton especially and also with the Circle M Ranch and other public and private lands in the region should be questioned. In effect the alpine village would be a townsite and whether or not you like it services would spring up. The development of another townsite this close to Hinton would be a mistake.

What public finances are required to make this a viable operation? Would such things as a DREE grant or other government finance or direct assistance be sought?

The compatibility of the design with natural functions is also a question. What concern has your environmentalist expressed over the wildlife winter range? What protection of the vegetation within the townsite itself has been considered? Intensive developments of this nature often cause severe degradation of the vegetation and this

should be considered very early in the planning stages. I realize this is only a concept at present, but concepts often get ahead of certain concerns that might not be expressed.

MR. TANGHE:

Bob Tanghe, Chairman of Zone 4 - 5, Alberta Fish and Game Association.

As with so many proposals of this nature, the big game animal has been totally forgotten. What does Mr. Makale propose to do with the very substantial herd of bighorn sheep that inhabits the region around Mystery Lake? Elk, moose and deer live in the 26 square miles that he's asking the people of Alberta to give up, yet he doesn't want to give us anything in return unless we pay for it. The coal companies are chasing the animals out from the southeast. This proposal will chase them out from the northwest. These animals have just as much right to be there as Mr. Makale or any of the people of Alberta.

MR. CARDIFF:

John Cardiff, Hinton Fish and Game Association.

Do the figures on page 3 of the brief represent the total gate entry for all three park gates? If so, I would say that they are out. If, for example, a couple from Hinton go to Fiddle River for a picnic in the summer or to Jasper to use the ski facilities in the wintertime, they are recorded every time they go through the gate. Also, when they do go through the gate, the car is counted and not the people in it.

Item 4, page 7 reads: "The proximity to an airport is paramount." What transportation do you propose for these people?

MS. MCQUAID:

Jennifer McQuaid.

Mr. Makale stated that no intensive environmental studies have been carried out in the area, but it seems peculiar to me that such a proposal has been put forth without any environmental study at all.

First, he stated that the alpine meadow does not lie within the boundaries of this proposal. That is incorrect. A particularly beautiful and fragile alpine meadow is located within the proposed development area.

Secondly, this area is not suitable for a ski resort. There is not enough snow, since Folding Mountain lies in a chinook belt and the ski slope area faces west into the sun and the wind.

Thirdly, the major ski run is not conducive to comfortable skiing. You start out on a scree, go into a very steep and rocky cirque and end up in the canyon of Drystone Creek.

MR. MCLEOD:

Bob McLeod, Edmonton.

Mr. Makale, how much are you willing to pay the people of Alberta to lease this 26 square miles or 400 acres of land? I estimate that 400 acres at approximately \$10,000 an acre, which is a reasonable price, is worth \$1 million. At a 10 per cent return to the people of Alberta, this comes to a lease payment of \$400,000 per year.

MRS. GEORG:

Gudrun Georg.

I think another ski slope in the area is a very good idea. It's unfortunate that like Jasper it is on Highway No. 16.

Marmot presently occupies approximately five square miles. You mentioned that you were afraid of hunting in the area, but do you need 23 square miles to keep your skiers safe? I'm frankly suspicious of what's happening with the rest of the area.

Also, I do hope that before you expect to get a lease you will present the people as well as the government with a lot more specific information.

MR. HANCOCK:

Richard Hancock.

The developers want the government to give a definite assurance of the area by way of a two year lease or by saying yes right now. However, it's very hard to even question their proposal since they've given us nothing concrete. They've not tied themselves down to anything and have not given any assurance, either financial or in terms of a solid development.

MR. HANCOCK:

David Hancock.

My first question concerns the proposed jet port. I am not a permanent resident of the area, so I haven't any biases as to wanting or not wanting it for the public in the area. But will the jet port not attract the affluent tourist who can afford to fly here and who has to be catered to with facilities, cars, high-class accommodation and things like this? A person who flies here from a foreign country or from the far end of our own country will not expect to be kept in a low-class motel. The type of person who would expect such accommodation does not fly large distances for large amounts of money. How necessary is this jet port, economically and otherwise, to the development?

Secondly, I would like to question the economic base of the proposing company. In the brief presented by Gudrun Georg and co-authored by me and two others, it was mentioned that we would like development companies in the eastern slopes to be partly publicly-owned. By publicly-owned, I don't mean government ownership or control. I mean the sale of shares to the people of Alberta so that they have ownership in their own resources. And I do not limit ownership to the people of Alberta. I believe it should be open to all Canadians within easy access of the area. How likely is it that some of the shares in the company will or could be owned by the people of Alberta and Canada?

Thirdly, in our proposal we suggest opening the eastern slopes by access roads into other areas to decongest areas adjacent to the main highway. Could this proposal not be adapted to a different area away from the park gates and the overcrowded facilities? If the roads were upgraded it would not be isolated in the wilderness as the proposers fear.

MR. MELTS:

Harry Melts.

I am highly suspicious of how sincere this organization really is regarding environmental protection. They found time to go to the national park for the gate entry data, but they never asked what effects a development next to the park would have. Just last week the park service people in Jasper expressed to me a very great concern at the effects this would have on wildlife. They definitely need the buffer zone.

MR. BRONSON:

Rick Bronson, of Entrance.

First, the information provided by Jennifer McQuaid is probably accurate and pertinent to the area. Furthermore, the parallel drawn by Mr. Makale with such areas in Europe as St. Anton is superficial. Those areas have two to three times the rainfall of this area. They do not experience the same chinook conditions. They have a much higher snowfall and much greater ground cover as far as soil is concerned. They do not experience the environmental and climatic conditions we have in this area. Sometimes I wish the conditions in this area were more similar, for purposes of tourism, to those in European areas. But we must face the fact that they are not.

I think this well-intentioned group of gentlemen from Edmonton should do more research in this area. They need to use environmentalists and recreationists. Alpine villages are valid and satisfying. Anyone who has visited them in Europe knows that they have their place. But an alpine village does not have a place in the Folding Mountain area.

Finally, speaking for many of the people of Entrance and Brule, I would like to say that we support the views of the Edson Chamber of Commerce.

MR. BRADY:

Ken Brady from Hinton.

I was gratified to hear Mr. Makale's assurances that the Boy Scouts would not be excluded from this development. I'd like to ask Mr. Makale if he is aware of any plans now with the Department of Lands and Forests to establish the William A. Switzer Memorial Park in this area?

MR. REPCHUK:

Dave Repchuk.

I'm not supporting this or any other development, but I think that a consensus against any concentration of tourist population needs to be questioned. Take, for instance, the Jasper-Banff area right now. Towns in the Jasper-Banff area may be tremendously overburdened with people, but this is what people are looking for. I don't think we should consider the people who want to get away from it all because you can't build anything for them. But development is needed. I don't think we should build a lot of little trailer parks all over the forest area and call that serving the public. That's like urbanization. I think we need satellite centres like Jasper and Banff. These would encourage decentralization and provide control, while so-called trailer villages only encourage exploitation.

MR. MAKALE:

In reply to the first two questions, we have not yet consulted a recreational expert or an environmentalist. Since this is presently a concept and since I'm an expert in human and not animal environments, I have considered only human needs at this stage. I fully realize that there is such a thing as the coexistence of man and nature, and we will definitely endeavour to bring about a state of harmony between man and nature in this area.

Regarding statistics, there isn't a single projection that is 100 per cent accurate, but they are based on good probabilities. Our projections obtained from the National Parks Branch are as accurate, for example, as any count of wild animals in an area or of the number of wild animals that would be upset by a certain proposal.

I stated that we do not have accurate data on yearly variations in snow rate and that we must obtain this. I'm fully aware of the effects of a chinook. I have seen them in the Lake Louise area and on Mount Temple. I have also seen the effects of the fohn, the European chinooks, on the Alps where the snow disappeared in three days. I am definitely concerned with the exceptional conditions produced by these very warm winds.

As regards the size of the development area, it is, I admit, far too large. We need only the areas where facilities are to be developed and where lifts are to be located. I would like to have hunting eliminated for the safety of the people and because I don't approve of killing animals. If the government could provide that assurance, we would definitely not require that area. All we require is the 400 acres for trails and building sites.

It was mentioned that there should be no disposition of public lands for private residences. It is my opinion that there should. This is an area where the government should act as an arbitrator.

The objectives of wilderness groups and developers are not the same in every aspect, but there are certain similarities. With the exception of the ski facilities and the area under development, which is very minor, we are considering the same activities as the wilderness groups. I heard someone this morning mention trails, hiking, pack horses, visits to Mystery Lake, observation of nature and enjoyment of the scenery.

We use the term "alpine village" because we feel that the facilities to be developed will be strictly tourist facilities. But the recreational village will not be incompatible with Hinton. From my experience as a regional planner I see a certain compatibility between Hinton and this proposed development. Hinton will receive considerable economic and other benefits from this development.

Regarding public finances, we have not asked for or considered public financing under DREE, ARDA or any other government program.

With the exception of the trail, which probably won't be used in the winter, we are not going to interfere with the bighorn sheep around Mystery Lake. No mention was made this morning in the Wilderness Association brief of any buffer, barrier or protection for animals coming into this area from the park. The question of the buffer, with which I totally agree, was raised only when our development was considered.

I cannot take responsibility for the accuracy of the count of cars and passengers through the park gates. These figures were produced and provided by park authorities.

Concerning transportation from the airport, the proposed airport will be only four miles from the development. It should be no more difficult to provide transportation from the airport to the development than from Nisku to Edmonton, a distance of 17 miles.

We have already indicated to the Authority that we have not conducted an environmental study on the alpine meadows, and also that further study will be necessary to determine whether there is enough snow.

That the main slope is not conducive to comfortable skiing depends on whether you are an expert skier or not. If you are, you don't look for comfort. If you are a beginner I would not advise you to use the main slope. The main slope is diagramatical right now. We have the services of Mr. Robert Gluck from St. Anton, one of the foremost alpinists, mountain guides and skiers in the Arlberg area of Austria. He is prepared to serve as a consultant and can come here to investigate and establish routes for the ski trails and lifts.

I think the value of the land and the cost of the lease is something for the government to decide. We will abide by whatever the government decides.

In reply to Mrs. Georg, we do not need 23 square miles. We don't even need 5 square miles. We need far less, assuming that the government provides the necessary control. I also agree with Mrs. Georg and Mr. Hancock that far more specific information will have to be provided before approval is given.

The jet port is not necessary, but it is definitely an added facility and a help to the development. Will the jet port bring affluent tourists? Tourists who want to ski will have to be satisfied with good solid accommodation. We are not proposing anything deluxe. All the people who fly today are not people who look for deluxe accommodation. As a matter of fact group air charters would probably be far cheaper than motoring here from Saskatoon or Vancouver. So the airport will not necessarily bring the affluent person. It will extend the services of this facility to middle and lower income people from outside the immediate area.

As for the economic base of the company and whether it will be partly publicly-owned, that will depend very much upon the feasibility study. We are definitely dealing with an Alberta group and Alberta capital, and if we feel it is convenient or desirable to create a public company, we'll do that.

Are we going to congest the highway and are we mobile in this particular proposal? No, we are not mobile. We feel that the terrain and the logistics of transport and access are the best we could find in this area. We have discussed the matter of congestion with the Department of Highways and they assure us that they can provide a left turn into the village entrance if the development is approved. We are working on an internal road system to avoid numerous accesses onto the highway. Also, if we move away from the highway, we will not relieve the pressure on the existing facilities in Jasper National Park. That is one of the reasons we are proposing this type of development.

Someone was suspicious of our sincerity. That is his privilege. We came very honestly and very sincerely before the Authority. If we are amiss in certain areas, please accept my apologies. As I stated

before we are dealing with a broad concept. The questioning of our neighbours, that is the park people, will definitely take place. It's in our own interest to do it. We would very much like to profit from this source of knowledge and experience.

Mr. Bronson said that the comparison with Europe was superficial. Yes, St. Anton is quite different. When I compared St. Anton to this area I referred specifically to the topography and the configuration of the mountains. I didn't talk about the level of precipitation, the amount of soil cover and other dissimilarities.

No, we were not aware that the Switzer Park was being considered by the Department of Lands and Forests. We discovered this only this morning. I don't think it is being considered any differently than our proposal, which was originally presented to the Director of the Department of Lands and Forests on February 27, 1973.

I assume the statement that development is needed and that it is better to concentrate it in one area rather than have it scattered along the highway was in support of our position.

That is the entire list of questions. If I have omitted anybody I would be glad to rectify that omission.

MR. RICHMOND:

Cyril Richmond, resident of Hinton.

I'll say this, you haven't answered much tonight. You haven't really come up with anything concrete. I think maybe you boys are kind of opportunists. You're going to get your foot in the door and go from there.

MR. MAKALE:

I think that's for the Authority to decide.

MR. RICHMOND:

I think that's right.

DEVELOPMENT PROPOSALS
FOR THE
EASTERN SLOPES OF THE
CANADIAN ROCKIES
ALBERTA CANADA

During the course of the hearings, the Alberta Youth Hostels Council's Proposals were presented in pertinent basin areas to propose the different hostel location sites. The main submission, however was presented in a Athabasca River Basin location and has therefore been reproduced in its entirety in this section.

Presented by: G. Rathbone



ALBERTA YOUTH HOSTELS COUNCIL

June, 1973

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PHONE 283-5551

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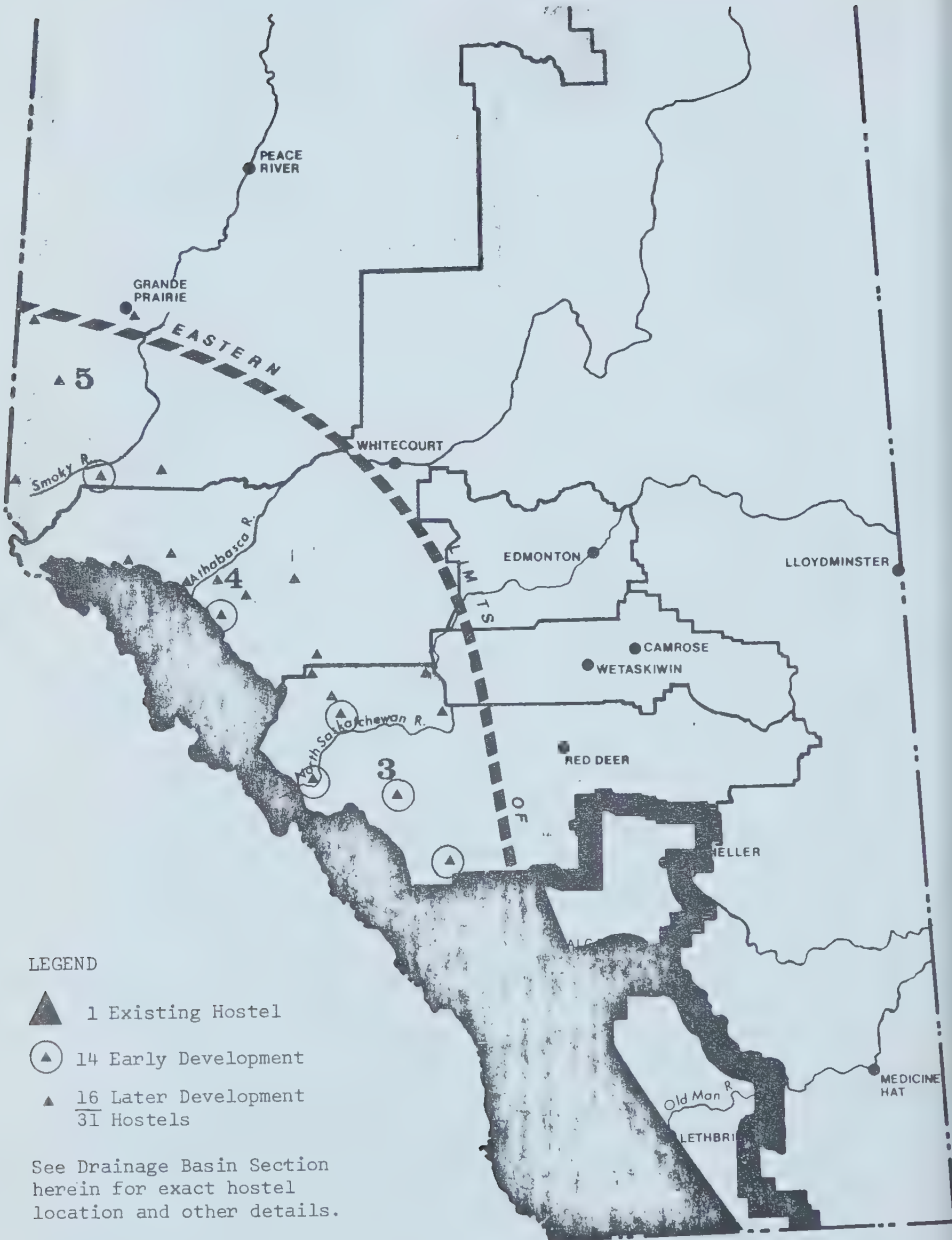
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EXAMPLES OF USAGE

PROPOSED YOUTH HOSTEL CHAIN
EASTERN SLOPES



WHAT IS A PERMANENT YOUTH HOSTEL?

A youth hostel is a building which affords shelter to young people exploring their own or other countries of the world. It also provides a meeting place in which young people of different social backgrounds, opinion and nationalities can meet and exchange ideas.

A youth hostel is supervised by a resident houseparent, and provides separate accommodation for males, females, and families; washrooms, cooking facilities and a recreation room for relaxation.

The overnight fee varies from 75¢ to \$2.00, depending on the facilities offered. In the type of accommodation proposed for the Eastern Slopes, the fee would be approximately \$1.00.

International Youth Hostelling has developed basic rules and customs founded on thoughtful consideration of others. Rules of conduct will find approval with leaders of church, school, boy scout and girl guide groups using the facilities under a group membership. No alcohol or drugs are permitted in a youth hostel and no smoking is allowed in the dormitories.

Youth hostels are principally designed as simple overnight accommodation and are not intended as cheap hotels. Members are asked to keep their dormitories clean and tidy. The houseparent allocates various duties to a person on the morning following his stay and prior to his leaving. The hostel should be closed from 9:00 a.m. to 5:00 p.m., thus allowing the houseparent to do various tasks around the hostel. The traveller is encouraged to go out into the natural environment and to participate in assorted activities, rather than staying around the hostel. The maximum staying length of time at the hostel is usually three days, but this can be extended at the discretion of the houseparent.

THE NEED FOR A PERMANENT YOUTH HOSTEL
IN THE EASTERN SLOPES

Europe, Japan, North Africa and to an increasing extent, North America, are providing youth hostels for the use of young travellers that offer inexpensive accommodation under firm but friendly supervision. In a wilderness setting like the Eastern Slopes they serve as a base for school or club groups, individual travellers, and young visitors from other countries who want to see and explore the mountains, forests, lakes and other natural features of the area. In the foreseeable future the Eastern Slopes will become a major recreation area, not only for Albertans but for North America and even the world.

It is essential that the Eastern Slopes are developed to the greatest advantage of all and that a comprehensive and just development policy is formulated in the immediate future to provide fair and adequate legislation to guide and control development in the area. The Alberta Youth Hostels Council goes on record as realizing that development in the area is certain as the population increases and that the demand in the Eastern Slope resources, both renewable and nonrenewable, is inevitable. The A.Y.H.C. further states that it is not opposed to resource extraction but insists that a comprehensive and complete inventory of resources be undertaken; that a "master plan" for resource extraction be prepared and debated at public hearings; and that wilderness and recreation areas of sufficient size be set aside to be inviolate for eternity. It goes without saying that all mining operations should be carefully supervised to ensure minimal impact on the surroundings and cleanup operations are rigidly enforced by a bond deposit system. Logging, grazing and similar renewable demands need to be carefully zoned and controlled to ensure continuous yield and minimal impact. Standards should be set for various roads, clearings, right-of-ways, structures, signs and similar cultural intrusions. With the careful analysis of resource inventories, public opinion, recreation and resource demand it should be within the capabilities of experts in many fields in the Province to prepare a comprehensive and equitable plan for the Eastern Slopes.

It is a known fact that the Forestry Trunk Road will be completely paved in the next decade and this will provide, particularly in the portion south of the Trans Canada Highway, an alternate to the National Parks as a year around recreation area. There will be an increasing number of young people going to the Eastern Slopes to participate in various activities, and, as with the National Parks, decent low cost overnight accommodation can become an insurmountable problem to them unless the authorities take a sympathetic view of the youth hostel concept. The A.Y.H.C. proposes development of a chain of youth hostels from West Castle to Grande Cache spaced for cycling considerations (25-40 miles apart) and planned to accommodate groups of classroom size as well as individuals. (See Page 1)

The A.Y.H.C. believes that by constructing a chain of youth hostels in the Eastern Slopes as the roads are improved, and by initiating a program of hostel based educational and recreational activities, that these resources of the Eastern Slopes will become available to the widest range of young people at minimal cost, and by the unique multiple use factor built into a youth hostel, with the least possible cultural impact on the land.

One major problem that inhibits the A.Y.H.C. from hostel construction in this area is land acquisition. Therefore, the A.Y.H.C. requests from the authorities having jurisdiction over the lands in the Eastern Slopes, suitable sites for youth hostels at the locations indicated on Page 1 on either a freehold or leasehold basis. The sites should be a minimum of 2 acres in area.

WHO WILL USE THE HOSTEL

Listed are the individuals and organizations in Alberta that will make use of the hostel accommodation. It must be noted that this is year around use and obviously is not restricted to any particular group or agency. It is truly multiple use.

1) Canadian Youth Hostels Association Members:

The C.Y.H.A. organizes many outdoor activities such as cross-country skiing, snowshoeing, mountain climbing, hiking, canoeing and cycling. These hostels would provide locations in the heart of the type of environment in which many or all of these activities could take place.

2) Skiers:

Some of these hostels (West Castle and Ribbon Creek) will be located near ski developments and it is possible that other ski areas will be developed in the Eastern Slopes. Generally low cost accommodation is scarce at these developments and a hostel in the area can provide this service. Cross Country skiing does not need the facilities of downhill skiers and can be undertaken from any of the hostels in the Eastern Slopes. The growing popularity of this sport assures a constant useage of hostel facilities by groups, individuals and families.

3) Schools, Colleges and Universities:

A chain of hostels would provide a much needed facility for outdoor education in a wilderness setting, as well as accommodation for school affiliated recreation clubs. Education group use of the two larger youth hostels in Southern Alberta (Ribbon Creek and Mt. Eisenhower) has become so great that accommodation to these groups has to be rationed. It is apparent that the proposed youth hostel chain would be a desirable asset to the Alberta education system.

4) Church Groups:

Many church groups undertake outdoor activities year around and have found youth hostels to be ideal locations to centre their activities.

5) Uninvolved Young People:

This group includes young people who are not involved with any group or agency. There are many of these young persons and we feel that they need the direction to develop their potential in terms of leadership and character. Hopefully outdoor activities could provide some of this direction.

6) Groups and Agencies:

There are many groups and agencies such as the Y.M.C.A., Y.W.C.A., Boy Scouts, Girl Guides, Junior Forest Wardens, 4-H, etc., who use our present facilities and an expanded chain along the Eastern Slopes would be to their advantage and, if present trends are any indication, the proposed hostel will be well used by them.

OPERATION OF THE PROPOSED YOUTH HOSTEL

An Eastern Slope Youth Hostel will be open to everyone, irrespective of religion, race or creed. Priority will be given to visitors under the age of 18 until 6:30 p.m.. Persons staying at the hostel will require a C.Y.H.A. or an I.Y.H.F. membership card, belong to a group or agency that has an affiliated membership, or pay \$1.00 for a guest pass.

An overnight fee of \$1.00 will be charged. Every person staying at the hostel must use a sheet sleeping bag or a regular sleeping bag. Blankets are supplied and the visitor can rent a sheet sleeping bag from the hostel for a nominal fee to cover laundry charges. There will be self-cooking facilities and utensils but no meals will be provided.

In normal practice the hostel would be closed from 9:00 a.m. to 5:00 p.m.. Lights out would be 11:00 p.m.. A portion of the hostel could remain open during the day in periods of cold weather or on extremely rainy days.

There will be a houseparent who will live on the premises in a provided suite and the Canadian Youth Hostels Association recommends that a mature married couple would be the most suitable for this type of work. The houseparent will have the right to refuse accommodation to anyone who is obviously under the influence of alcohol or drugs. The hostel will cater to normal, reliable people who are travelling or participating in some activity in the area. The hostel will provide information about activities of interest and interesting places in the area. In many cases leaders from the C.Y.H.A. will organize and promote these activities.

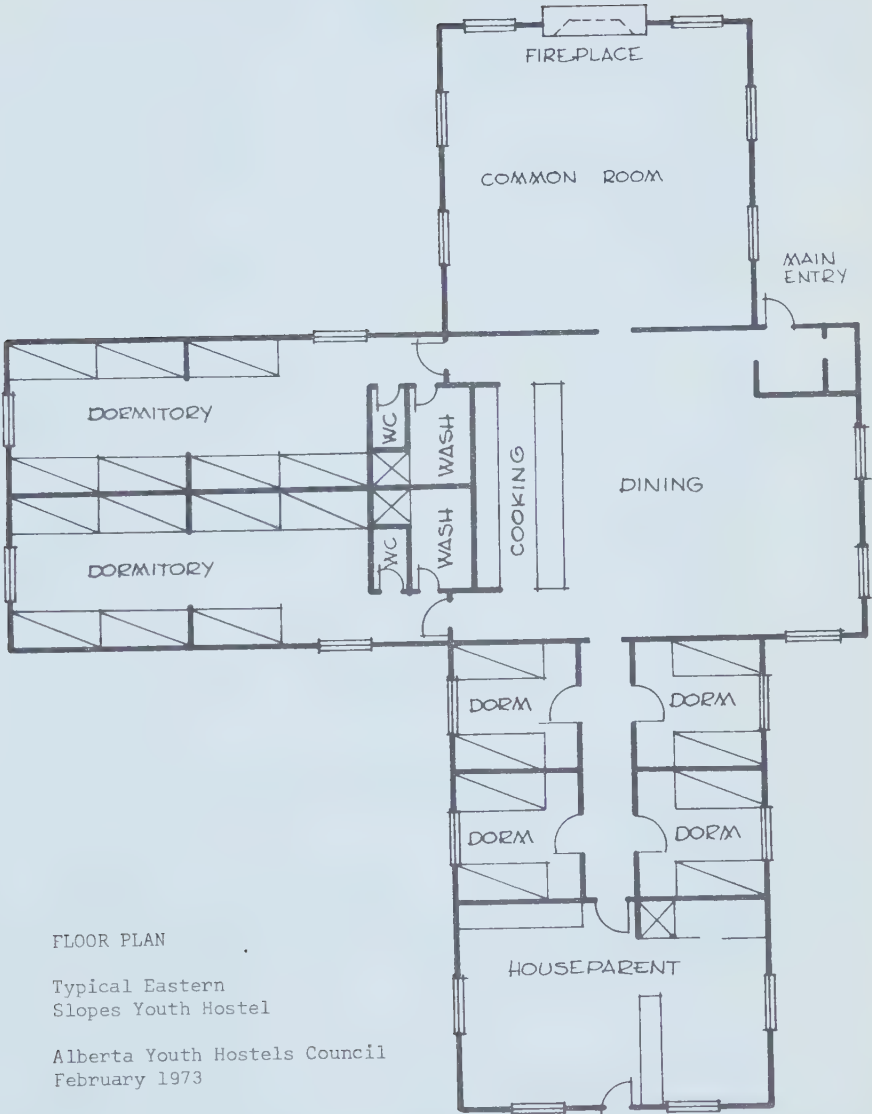
STRUCTURE OF THE PROPOSED YOUTH HOSTEL

The proposed youth hostel development at all sites would resemble the present structure owned by the Canadian Youth Hostels Association at Ribbon Creek in the Kananaskis Valley, west of Calgary. It would be about 15% greater in floor area (3,024 sq. ft.), but would have no large basement development other than a service and storage area. This plan has evolved from 10 years of operating experience and has proven to provide adequately for all types of usage.

It would be constructed in the squared cedar log construction like Ribbon Creek, a system that the C.Y.H.A. has found to be aesthetically appealing for a hostel building as well as warm and durable. (See Photo Page 10)

The configuration and capacity (44 beds) would be similar to the Ribbon Creek Youth Hostel. This would take form of a lopsided tee (see Page 10) and provide a dining room/kitchen, a large common room suitable for classroom instruction, and dormitory and individual accommodation. There would be a year around resident houseparent on the site. The operation would be identical to Ribbon Creek.

The hostel could be constructed in a number of ways and generally the Association tries to have some part of the building constructed voluntarily by its members. In the case of a cedar log type building assembly is the ideal area to have an input of unskilled labour. The rest of the construction is done by local tradesmen. Construction of one of these units would employ approximately 2 skilled and 2 semi-skilled men for 2-4 months (168-336 man days) depending on the amount of services provided (see Page 9). There would be a large labour input into the prefabrication of the unit but this would take place in a factory in Calgary. A married couple would be permanently employed as houseparents.



FLOOR PLAN

Typical Eastern
Slopes Youth Hostel

Alberta Youth Hostels Council
February 1973

SCALE IN
FEET



PROPOSED EASTERN SLOPE YOUTH HOSTELSCOST ANALYSIS FOR ONE CEDAR LOG STRUCTURE

Excavation	\$ 600.00
Foundations (Block)	2,500.00
Building Structure	30,200.00
Building Assembly	4,500.00
Electrical	1,500.00
Power Plant	1,400.00
Plumbing	1,500.00
Septic Tank	1,000.00
Well	1,000.00
Heating	1,500.00
Inspection (By C.Y.H.A.)	300.00
Legal (Permits, Survey, etc.)	500.00
Finish Carpentry	2,000.00
Flooring	2,000.00
Furnishings	2,500.00
Contingency	2,000.00
TOTAL	<u>\$55,000.00</u>

Costs of course would vary with the remoteness of the site and availability of labour. This analysis covers a remote fully serviced structure.

The elimination of certain services or the location near a power line would reduce some costs. Revenue from operating is meant to cover operational costs. Capital costs such as above are derived from memberships, grants and sale of services and are not computed to be recovered from overnight fees.



REFERENCE

- City...
- Town...
- Village...
- Highway...
- Provincial Park Boundary...
- National Park Boundary...
- Rocky Mountain Forest Reserve Boundary...
- Proposed Development...
- Proposed Development (Approx)...
- Proposed Development Area...
- Proposed Wilderness Area...
- Youth Hostel (Early Development)



SCALE 1 INCH TO 12 MILES APPROXIMATELY



OLDMAN RIVER BASIN

MAJOR DEVELOPMENT PROPOSALS

WESTCASTLE YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Crówsnest Forest, Rocky Mountains Forest Reserve. The land is to be located adjacent to Syncline Brook and of the legal description Sec. 36, Twp. 4, Rge. 4, W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads or road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

GOLD CREEK (FRANK) YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Crowsnest Forest, Rocky Mountains Forest Reserve. The land is to be located in or adjacent to Gold Creek Camp Ground and of the legal description Sec. 31, Twp. 7, Rge. 3, W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads or road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE

Rge. 3, W5M



▲ GOLD CREEK (FRANK) YOUTH HOSTEL

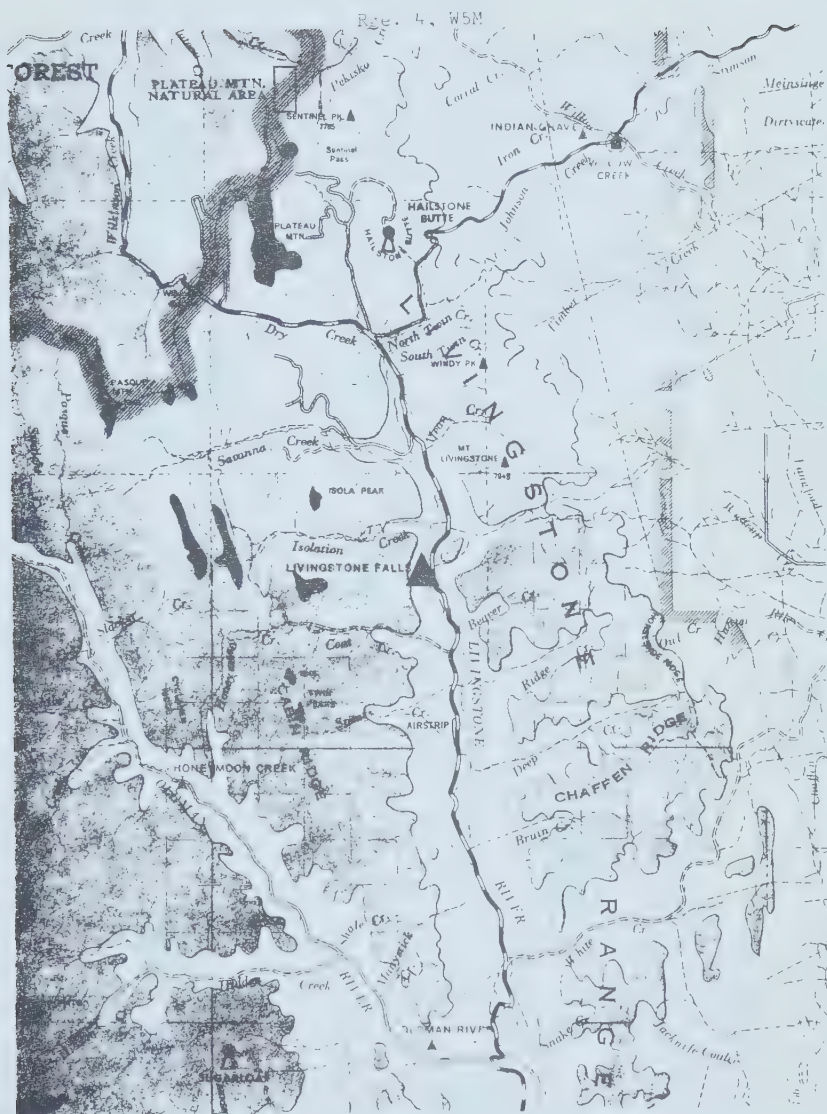
LIVINGSTONE FALLS YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Crowsnest Forest, Rocky Mountains Forest Reserve. The land is to be located in or adjacent to Livingstone Falls Camp Ground and of the legal description Sec. 23, Twp. 13, Rge. 4, W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

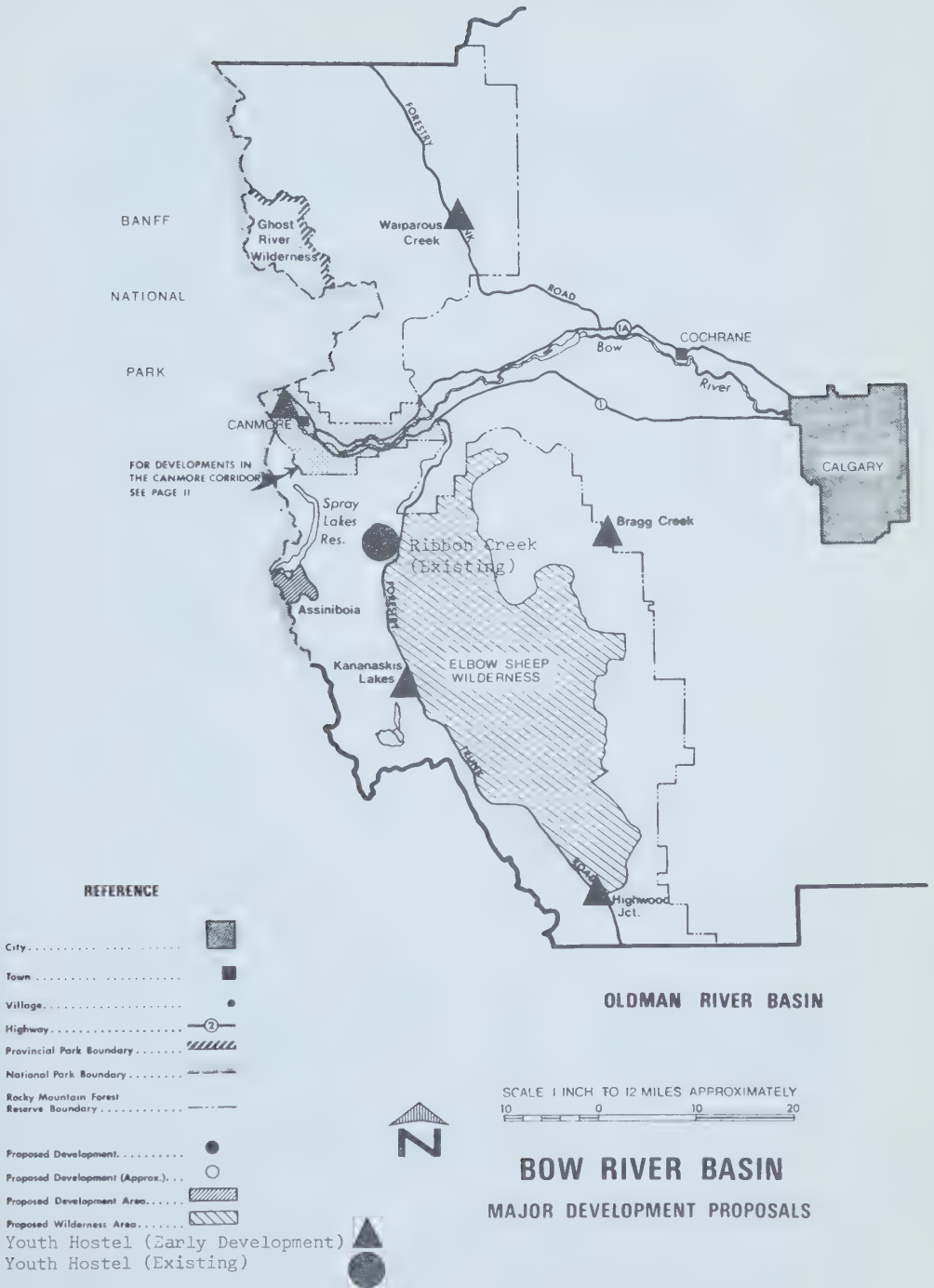
HOSTEL SITE



Twp. 13



LIVINGSTONE FALLS YOUTH HOSTEL



HIGHWOOD JUNCTION YOUTH HOSTEL
DEVELOPMENT PROPOSAL

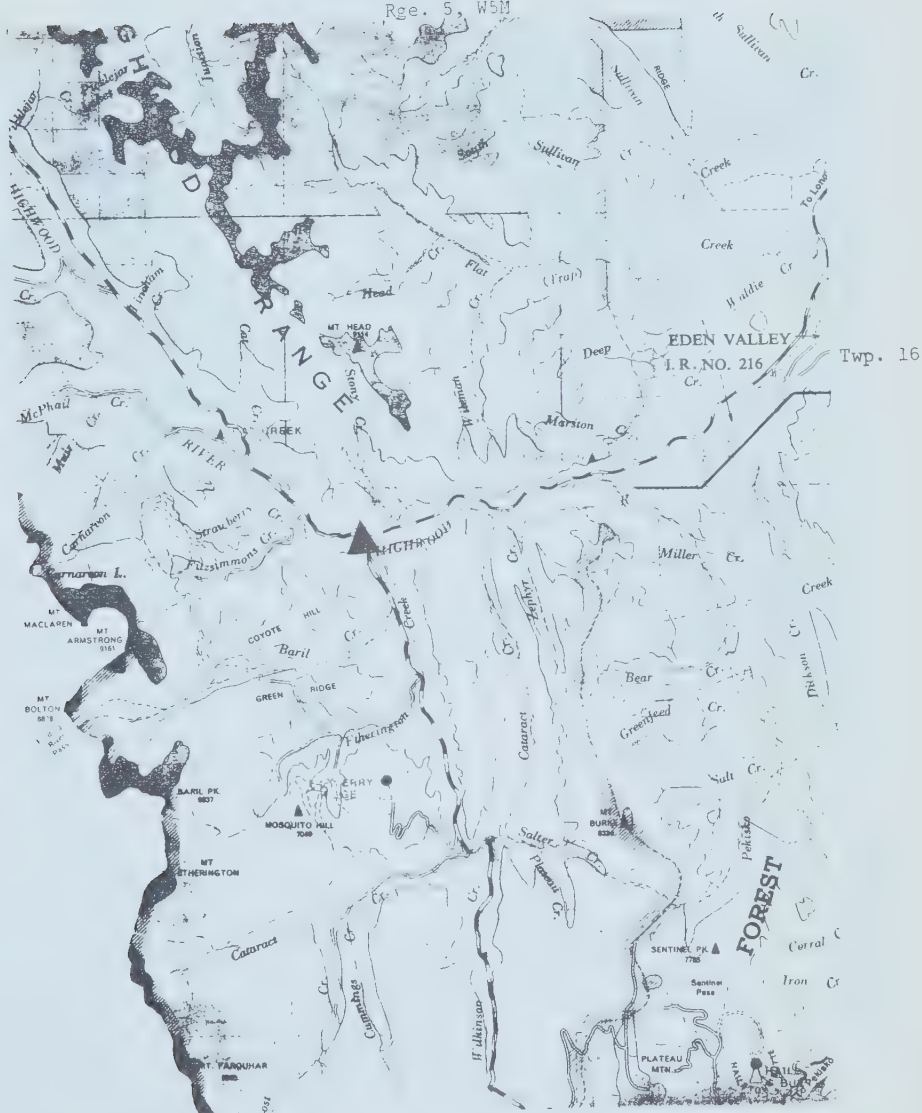
The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Bow River Forest, Rocky Mountains Forest Reserve. The land is to be located in or adjacent to Highwood Junction Ranger Station and of the legal description Sec. 29, Twp. 16, Rge. 5, W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE

Rge. 5, W5M



HIGHWOOD JUNCTION YOUTH HOSTEL

KANANASKIS LAKES YOUTH HOSTEL
DEVELOPMENT PROPOSAL

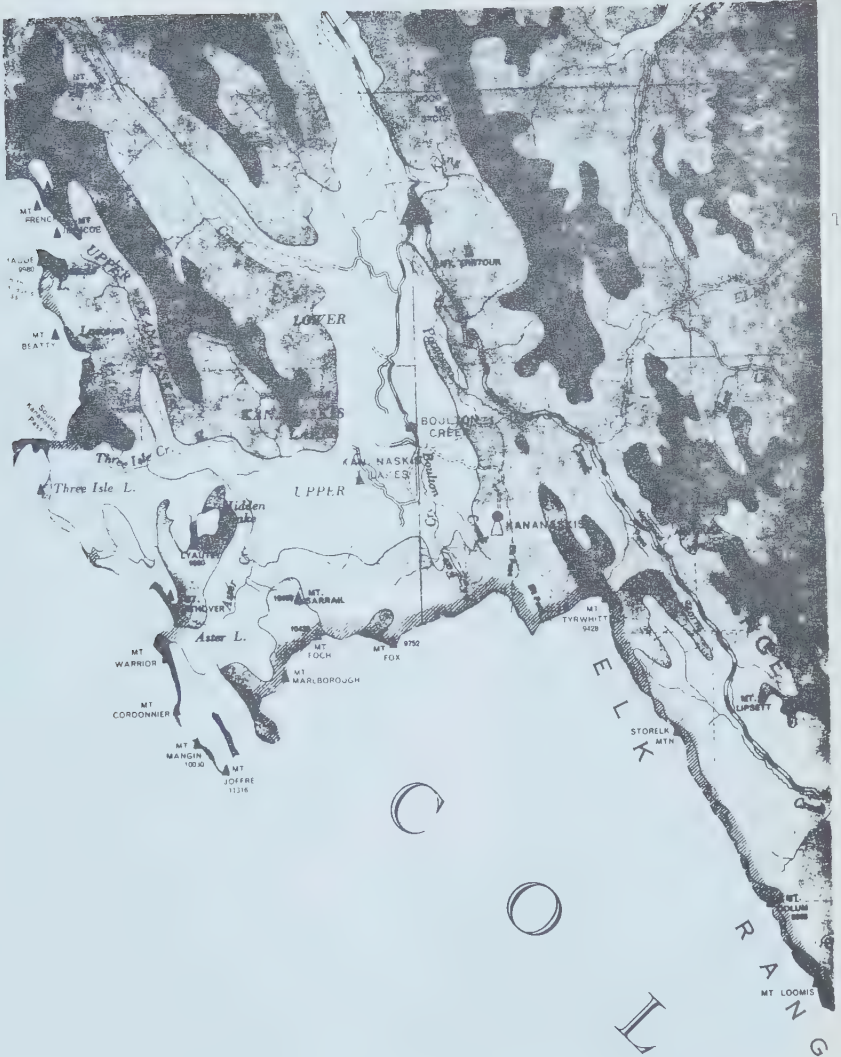
The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Bow River Forest, Rocky Mountains Forest Reserve. The land is to be located at the junction of the Forestry Trunk Road and Kananaskis Lakes access road within legal description Sec. 19, Twp. 20, Rge. 8, W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE

Reg. 8, WSM



1wp. 20

▲ KANANASKIS LAKES YOUTH HOSTEL

RIBBON CREEK YOUTH HOSTEL (EXISTING)
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to continue to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Bow River Forest, Rocky Mountains Forest Reserve. The land is to be located adjacent to the Ribbon Creek Quarry Road and of legal description Sec. 2, Twp. 23, Rge. 9, W5M (L.S.D. 16).

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE

Rge. 9, W5M



Twp. 23



RIBBON CREEK YOUTH HOSTEL (EXISTING)

GOOSEBERRY FLAT (BRAGG CREEK) YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Bow River Forest, Rocky Mountains Forest Reserve. The land is to be located in or adjacent to Gooseberry Flat Camp Ground and of legal description Sec. 33, Twp. 22, Rge. 5, W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE

Rge. 5, WSM



Twp. 22



GOOSEBERRY FLAT (BRAGG CREEK) YOUTH HOSTEL

CANMORE YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Canmore Corridor. The land is to be located in or adjacent to the Town of Canmore.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE



Twp. 25



CANMORE YOUTH HOSTEL

WAIPAROUS CREEK YOUTH HOSTEL
DEVELOPMENT PROPOSAL

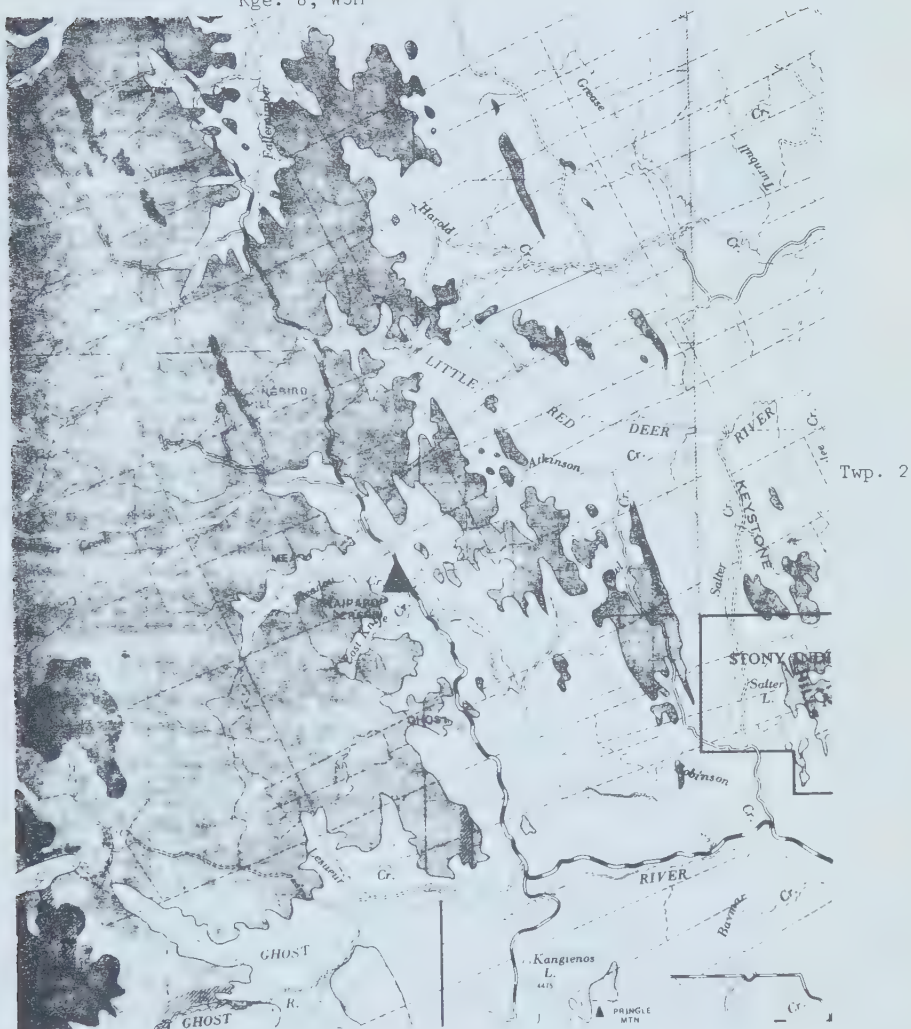
The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Bow River Forest, Rocky Mountains Forest Reserve. The land is to be located in or adjacent to Waiparous Creek Camp Ground and of legal description Sec. 1, Twp. 28, Rge. 8, W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

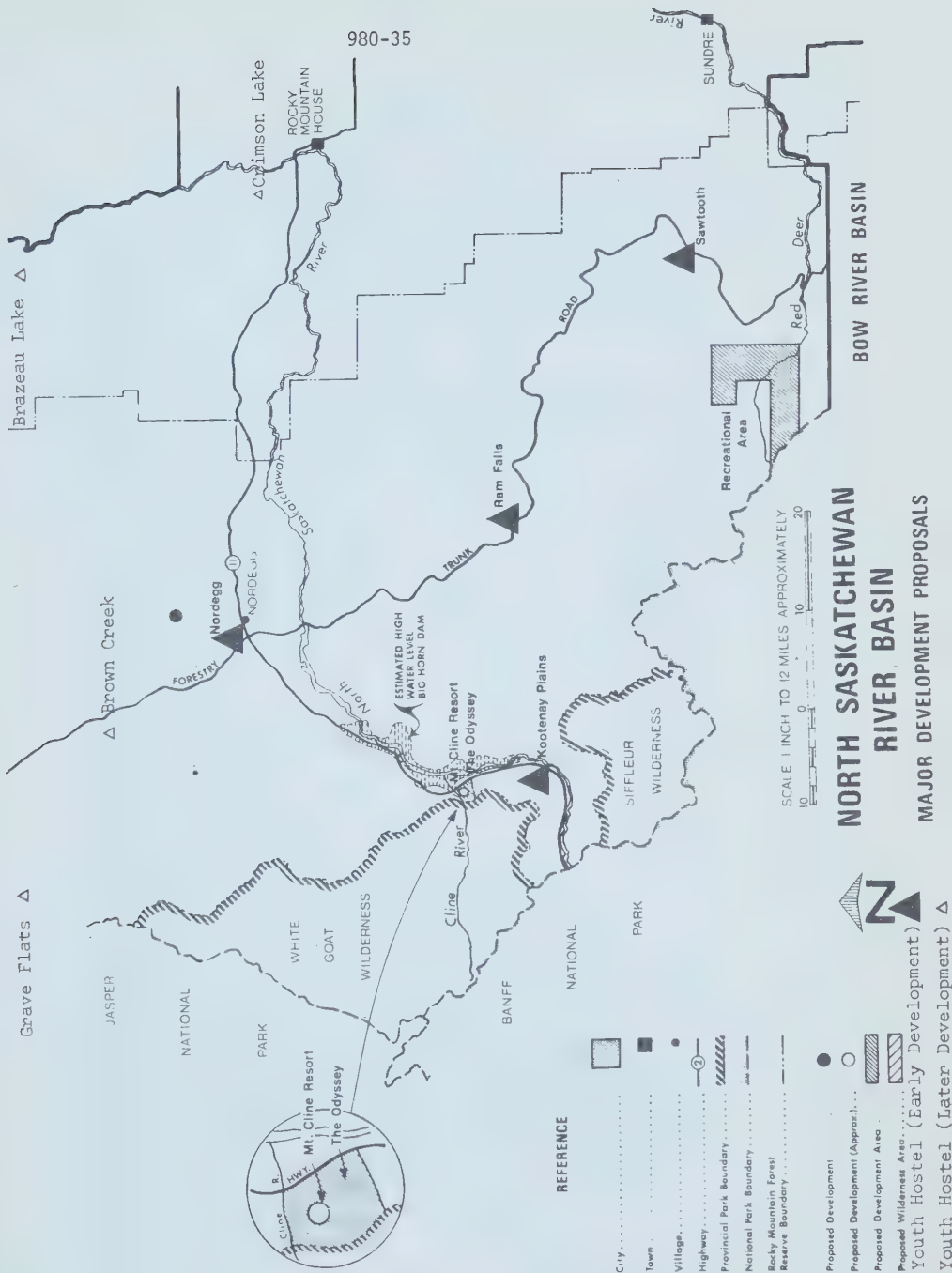
- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE

Rge. 8, WSM



WAIPAROUS CREEK YOUTH HOSTEL



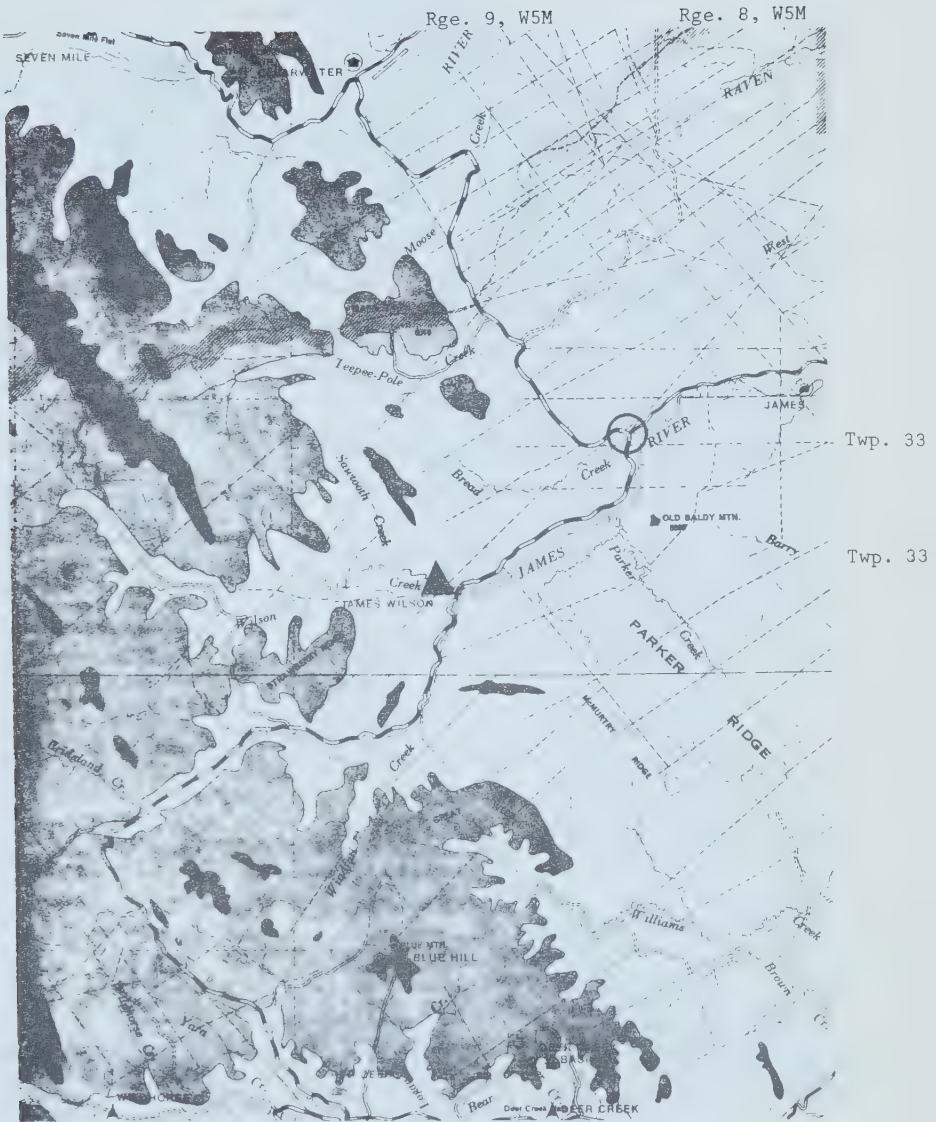
JAMES WILSON (SAWTOOTH) YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Bow River Forest, Rocky Mountains Forest Reserve. The land is to be located in or adjacent to James Wilson Ranger Station and of legal description Sec. 15, Twp. 33, Rge. 9, W5M or as an alternate site at the junction of the Olds Sundre Road and the North Forestry Road and of the legal description Sec. 32, Twp. 33, Rge. 8 W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE



▲ JAMES WILSON (SAWTOOTH) YOUTH HOSTEL

○ ALTERNATE SITE

RAM RIVER FALLS YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of Government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, Mountain Region of 2 or more acres of land in the Clearwater Forest, Rocky Mountains Forest Reserve. The land is to be located in or adjacent to Ram River Falls area and of legal description Sec. 17, Twp. 36, Rge. 13, W5M.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who uses the facility. The land area of sufficient size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE



Twp. 36



RAM FALLS YOUTH HOSTEL

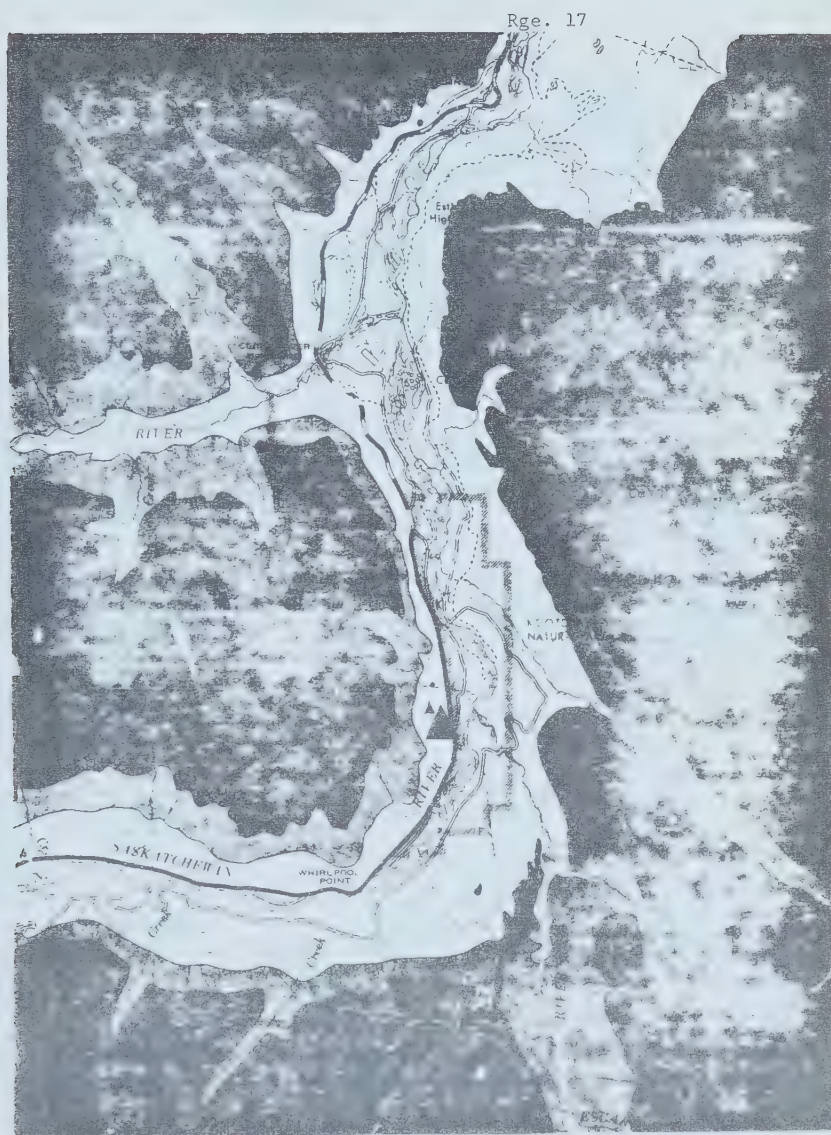
KOOTENAY PLAINS YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, North West Region of approximately 220 acres of land in the Clearwater Rocky Forest Reserve. The land is described - that portion of the Northeast 1/4 Section of 32, Twp. 35, Rge. 17, W5M., that lies west of Highway No. 11 and the Northwest 1/4 Section of 31, Twp. 35, Rge. 17, W5M., containing 220 acres more or less.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who use the facility. A land area of this size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE



Tw. 35

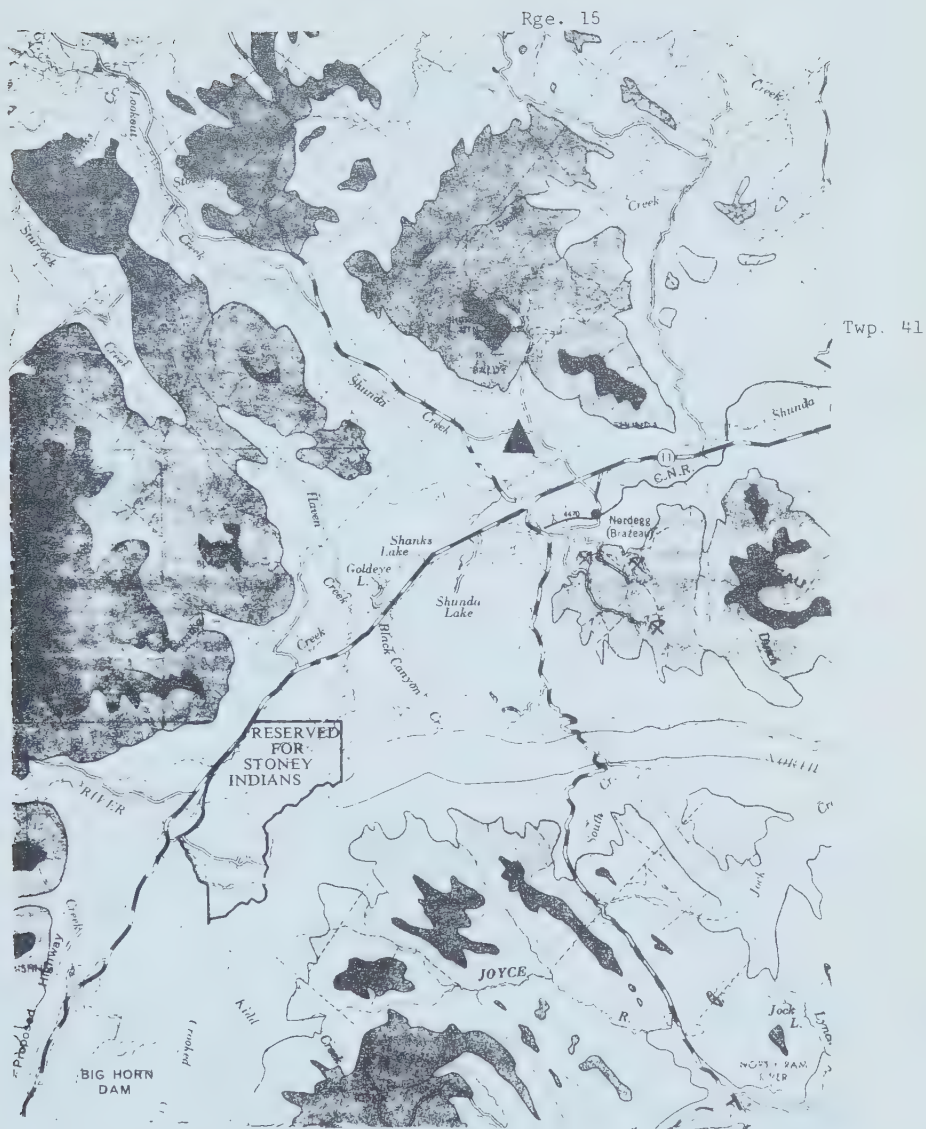
▲ KOOTENAY PLAINS YOUTH HOSTEL

NORDEGG YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the government of the Province of Alberta undertake to give a long term grant of occupation in place of an annual Miscellaneous Permit now being granted and authorize the replacing of the existing buildings with the type shown on Page 40 or the improvement of the existing building to the Canadian Youth Hostels Association, North West Region. The present building site is located in the Clearwater Rocky Forest Reserve. The land is described - part of the Southeast 1/4 of Section 5, Twp. 41, Rge. 15, WSM.

This land will continue to be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who use the facility.

HOSTEL SITE



LATER DEVELOPMENT

CRIMSCN LAKE
BROWN CREEK
GRAVE FLATS
BRAZEAU LAKE

Four Localities

PROPOSAL TO DEDICATE EACH LOCATION FOR LATER HOSTEL DEVELOPMENT

Localities are indicated on the map on Page 31.

Detailed development proposals are NOT included at this time for hostels in these localities because we do NOT see early demand for their use (i.e. within five years).

We do propose, however, that we consider development of a hostel in each of these localities sometime after a five-year interval, and to that end, we further propose that the Government of Alberta now dedicate 2 or more acres in each locality as a site for later hostel development.



CADOMIN YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, North West Region of 2 or more acres of land in the Edson Forest Reserve.

The land is in the area known as the Hamlet of Cadomin and is described as - part of the Northwest 1/4 of Section 31, Twp. 46, Rge. 23, W5M that lies west of the highway and southwest of the Old Luscar Road.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who use the facility. A land area of this size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE



Twp. 46

▲ CADOMIN YOUTH HOSTEL

LATER DEVELOPMENT

FAIRFAX LAKE	Eight Localities
GRAVE FLATS	
MCLEOD RIVER	
MEDICINE LODGE	
HINTON	
BRULE	
ROCK LAKE	
MOBERLY LAKE	

PROPOSAL TO DEDICATE EACH LOCATION FOR LATER HOSTEL DEVELOPMENT

Localities are indicated on the map on Page 41.

Detailed development proposals are NOT included at this time for hostels in these localities because we do NOT see early demand for their use (i.e. within five years).



We do propose, however, that we consider development of a hostel in each of these localities sometime after a five-year interval, and to that end, we further propose that the Government of Alberta now dedicate 2 or more acres in each locality as a site for later hostel development.

980-49

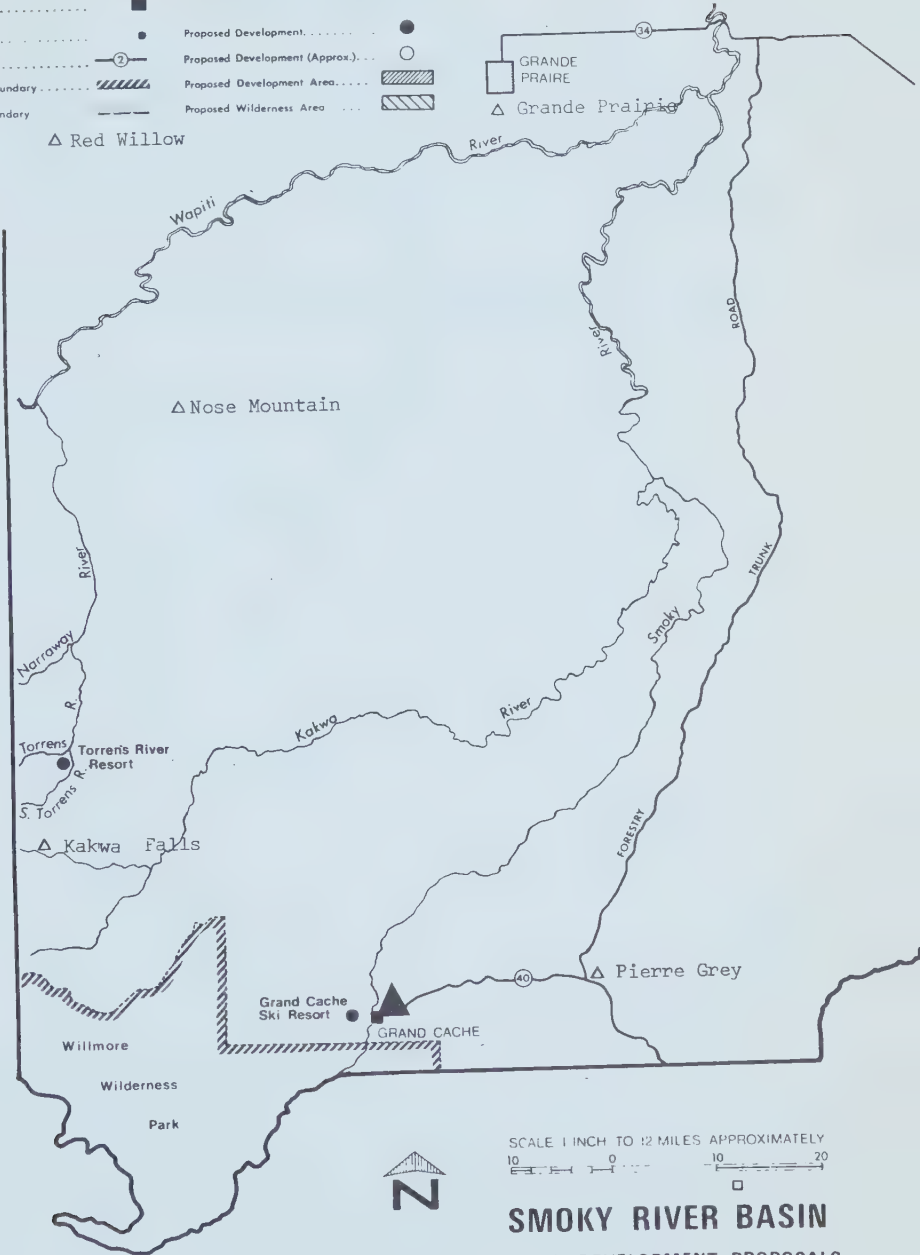
Early

REFERENCE

- City.....
 Town.....
 Village.....
 Highway.....
 Provincial Park Boundary.....
 National Park Boundary.....

- Youth Hostel (Early Development) 
 Youth Hostel (Later Development) 
 Rocky Mountain Forest Reserve Boundary.....
 Proposed Development.....
 Proposed Development (Approx.).....
 Proposed Development Area.....
 Proposed Wilderness Area.....

△ Red Willow



SCALE 1 INCH TO 12 MILES APPROXIMATELY



SMOKY RIVER BASIN

MAJOR DEVELOPMENT PROPOSALS

GRANDE CACHE YOUTH HOSTEL
DEVELOPMENT PROPOSAL

The Alberta Youth Hostels Council proposes that the various levels of government in the Province of Alberta undertake to give a grant to the Canadian Youth Hostels Association, North West Region of approximately 2 acres or more of land in the Edson Forest Reserve. The land is to be located within the boundaries of the New Town of Grande Cache. The exact location is to be arrived at by agreement with government authorities and the Council of the New Town of Grande Cache.

This land will be used to accommodate a youth hostel and will be subject to the types of regulations imposed to ensure the safety and good health of all who use the facility. A land area of this size is requested:

- 1) to allow for location changes in any adjacent roads and road allowances,
- 2) to allow the hostel to be located adjacent to a temporary and emergency potable supply of water,
- 3) to allow the hostel to be well away from any traffic road.

HOSTEL SITE



Twp. 56



GRANDE CACHE YOUTH HOSTEL

LATER DEVELOPMENT

PIERRE GREY	Five Localities
KAKWA FALLS	
NOSE MOUNTAIN	
RED WILLOW	
GRANDE PRAIRIE	

PROPOSAL TO DEDICATE EACH LOCATION FOR LATER HOSTEL DEVELOPMENT

Localities are indicated on the map on Page 45.

Detailed development proposals are NOT included at this time for hostels in these localities because we do NOT see early demand for their use (i.e. within five years).

We do propose, however, that we consider development of a hostel in each of these localities sometime after a five-year interval, and to that end, we further propose that the Government of Alberta now dedicate 2 or more acres in each locality as a site for later hostel development.

980-53

COUNTY OF MOUNTAIN VIEW NO 17

OFFICE OF THE COMMISSIONER
DIOSBURY, ALBERTA
TCM OWO



P.O. BOX 100

TELEPHONE 335-3311

19th February, 1973

Mr. Don Campbell,
President
CYHA, Mountain Region

Dear Mr. Campbell:

Your letter of February 7th, indicating the proposed expansion of the Canadian Youth Hostels' Association in the Rocky Mountain area, is acknowledged with thanks. May I state in reply how pleased we are to note that new facilities are being planned for Ram River Falls, James Wilson Campground, and Waiparous Creek. We are also pleased to note that memberships in the CYHA and usage of existing facilities have shown rapid increases.

While opportunities for direct involvement as a school system by a school jurisdiction, such as the County of Mountain View No. 17, may be limited, we recognize that improvements in your programme and facilities are very much to the advantage of our students and graduates. The youth hosteling movement has already accomplished much in Europe and on this Continent to bring young people into contact with our most important resource, the countryside in which we live. The CYHA is to be congratulated and encouraged for its attempts to influence more young people in the positive ways emphasized by your programme. We hope that the day will not be too far away when youth hostel facilities will be available in such abundance as to permit student groups to walk or cycle, snowshoe or ski from one overnight camp to another--not only in the better known areas of the Rocky Mountains--but also in the lesser known Foothills country to the west of our County, and, indeed, along the western edge of the entire Province.

We wish you success with your expansion plans as we know that what you are attempting may have a much more significant educational effect on young people than much of the schooling which has traditionally been available to them. We find that among our own student body interest in the outdoors, camping, wildlife and our natural environment in general is increasing at a rapid pace. The CYHA has an important role to fill in making maximum use of the increasing awareness of our youth.

Yours sincerely,

Harold Jepson,
Superintendent of Schools

HJ:nt

Shaughnessy Secondary Vocational School

2336 - 53 Avenue S.W.

Calgary, Alberta

t3E 1L2

E.B. Duncan,
Principal

February 16th, 1973.

Mr. Don Campbell,
President,
C.Y.H.A. Mountain Region,
455 12th Street, N.W.,
Calgary 41, Alberta.

Dear Mr. Campbell:

Mr. Sawatzky has asked me to reply to your letter of Feb. 8th. I lead two groups of Junior High School students who used the Ribbon Creek Hostel in the 1971-72 school term.

We found the arrangement very satisfactory. The idea of having the facilities provided and the students do the work of cooking, cleaning and tidying gave them experience in working together and sharing responsibility. The proximity to Calgary means that the transportation costs were well within reasonable limits. Also, the low cost per student for this reservation puts outdoor education programs within reach of more students. We have also used the facilities of other associations in the province but found the cost was beyond what we could handle and the facilities did not suit our purpose as well as C.Y.H.A.. I certainly endorse the construction of more Ribbon Creek type facilities and encourage their use through outdoor education programs in the schools. I believe appreciation of the natural environment can only be taught by direct contact. Where education costs are restricted, the C.Y.H.A. facilities offer an economical way of moving the classroom to nature.

I wish you success in plans.

Sincerely,

Ken. Loose,
Camping & Hiking Instruction.

KL:APW



CALGARY SCHOOL BOARD

VICTORIA JR. HIGH

ELEMENTARY SCHOOL

411 - 11 Ave. S.E.

CALGARY, ALBERTA

February 14, 1973

Mr. D. Campbell, President
Canadian Youth Hostels Association
455 - 12th St. N.W.
Calgary, Alberta

Dear Mr. Campbell:

On June 23 - 25 1972 the grade nine students of Victoria Jr. High had occasion to use the Ribbon Creek installation operated by the C.Y.H. Although inclement weather dampened the proceedings we were able to schedule inside activities due to the excellent space available in the structure. Approximately fifty students had an opportunity to experience outdoor camping under proper supervision and instruction.

For this school, financing a trip of this nature is a major consideration as many parents in this district have financial problems. The nominal cost of accommodation is a major deciding factor when planning this type of outing. The fact that inside cooking facilities are available and the flexible nature of this structure makes it a most necessary facility.

The availability of scientific literature also is a consideration as pre-teaching can take place before trips are finalized.

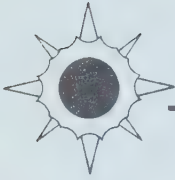
I believe that more sites are required closer to the major cities (it is 60 miles one way) and I am sure they will be put to good use during week days as well as weekends.

The staff of Victoria Jr. High heartily endorse the C.Y.H. program and we have used their instructors to stimulate students interest in camping.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "J.H. Franklin".

J.H. Franklin
Principal
Victoria Jr. High School



Life Skills Education

I.P.A.C.I. Project

February 12, 1973.

Mr. Don Campbell,
President,
C.Y.M.A., Mountain Region,
455 - 12th Street N.W.,
CALGARY 41, Alberta.

Dear Mr. Campbell:

With regard to your letter of February 8th we are certainly pleased to endorse the Canadian Youth Hostels Association plan to construct more mountain hostels of the type at Ribbon Creek. Our group found the weekend spent there was most enjoyable and the facilities excellent.

We did not understand from your letter if you required recommendations from our members as to where they might see a need for these hostels to be built. Several people in our group have had many years of experience in the mountains and might well be qualified to give their opinions on this matter should it be required.

Peace,

Ken Low,
Director.

:scm

COUNTY OF MOUNTAIN VIEW NO. 17
SUNDRE SCHOOL

PRINCIPAL'S OFFICE
PH. 225-3939

SUNDRE, ALTA.
Feb. 15/73

Mr. Don Campbell
President
C.Y.H.A., Mountain Region
455 - 12 Street N.W.
Calgary

Dear Mr. Campbell:

Re: your letter of Feb. 7/73.

The teachers and Principal of this school feel that we could make use of facilities especially at James Wilson Camp Grounds for outdoor education school classes. We would likely use these and facilities at Ram River and Kaiparous Creek especially for recreation purposes.

I'm confident that other schools, school boards, scouts, cross country skiers and other organizations would be enthusiastic about facilities in these areas.

Thank you and good luck.

Yours sincerely


Reg Fryling



Bishop Kidd School

1420 - 28th Street S.E.
CALGARY - ALBERTA

February 20, 1973

Mr. D. Campbell
President,
C.Y.H.A., Mountain Region
455 - 12th Street N.W.
Calgary, Alberta

Dear Sir:

In the past years, I have made use of the Hostel facilities at Rampart Creek, Mosquito Creek and Mount Eisenhower, each time with groups of students. At the present time we are in the process of planning a trip to Ribbon Creek which will involve thirty students, four parents and two school staff. Had we not been able to use Hostel facilities, these groups would have been unable to afford such outings.

I am finding that it is becoming increasingly difficult to book groups into the Hostels because of waiting lists. This is increasingly frustrating since the interest in outdoor trips is keen amongst the students and the benefits of such trips is becoming more evident to teachers in general.

I look forward with anticipation to an expansion of Hostel facilities in the Calgary area.

Sincerely,

M.R. Fyten
B. Ed.
Bishop Kidd School

MF:ef

southern alberta recreation council

P.O. Box 125
Lethbridge, Alberta

April 11, 1973

Mr. Don Campbell
Canadian Youth Hostel Association
Mountain Region
455 - 12th Street N.W.
Calgary 41, Alberta

Dear Don:

At a recent meeting of the Southern Alberta Recreation Council, your proposal for a Youth Hostel in the Westcastle area was discussed.

I am pleased to inform you that our council endorsed your bid for lands in the area for such a purpose.


Council did suggest, however, that you give serious consideration to the possibility of re-locating your proposed hostel in the Beaver Mines Lake area. We feel that such a site has numerous advantages which we would be pleased to discuss with you at your convenience.

Our Brief to the Environment Conservation Authority will include an endorsement for your Youth Hostel program.

I look forward to the possibility of meeting with you in the near future to discuss our proposal.

Best regards.

Yours very truly,


Larry Beres
Executive-Secretary

LB/vb

Recreation for everyone in your Community!

980-60



BISHOP CARROLL HIGH SCHOOL

4624 RICHARD ROAD S.W., CALGARY, ALBERTA

T3E 6L1

TELEPHONE 249-6601

Principal: R. E. Lowery, M.S., Ed.D.

V.P. Personnel: T. D. Halbert, M.Ed., Ed.D.

V.P. Administration: A. F. McLean, M.A., Ed.D.

Activities & P.R.: R. Whitburn, B.Ed.

Member:

NASSP Model Schools
Project

May 16, 1973.

Mr. Don Campbell,
President,
C.Y.H.A., Mountain Region,
455 - 12 Street N. W.,
Calgary, Alberta.

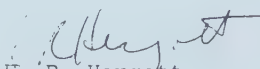
Dear Mr. Campbell,

We have an active Mountain Club at our school which fosters Cross-Country Skiing and Backpacking. Our membership is about seventy students and ten faculty and staff. We are most interested in possible development of Youth Hostels on public land, such as the Forestry Area.

High School students cannot afford large sums of money for accommodation nor transportation. Additional Hostels especially in the Forestry Zone, would be most welcome.

Good luck in future negotiations.

Sincerely,


E. R. Hergott,
Teacher.



February 20, 1973

Mr. Don Campbell, President
C.Y.H.A. Mountain Region
455, 12 Street, N.W.
CALGARY, Alberta

Dear Mr. Campbell:

The Men's Intramural Council of the University of Calgary has been using the C.Y.H.A.'s Youth Hostels since the spring of 1972. This recreational resource has assisted us in providing a most adventurous activity for the student body of this campus. We have mainly been using the Hilda Creek Hostel for a snowshoe weekend in early spring. The inaccessibility of the Ribbon Creek Youth Hostel by bus has forced us to go a long way from Calgary to find a hostel which is vacant on a given weekend. Last year this activity was the most popular of any of our forty-eight activities because it was adventurous and unique. It provided the students with an experience that otherwise may have been bypassed. This year we could easily fill all of your hostels with University of Calgary students if only they were available or accessible by bus. The Ribbon Creek Youth Hostel is a "super hostel" and more hostels like it would certainly enhance "backroad" travel across Canada. As chairman of the Men's Intramural Council, I wholeheartedly endorse the construction of more multi-use hostels in Alberta for use by all persons travelling or exploring the backroads of this province. Youth hostels provide a practical first hand way of seeing the 'real' Alberta.

I sincerely hope that this letter will be of assistance.

Yours truly,

Don Sandford, Chairman
Men's Intramural Council
The University of Calgary

DS/cm



**SOUTHERN ALBERTA ZONE
CANADIAN SKI PATROL SYSTEM**

123 7th Ave. S.
Lethbridge, Alta
February 15, 1973

Mr. Don Campbell
Canadian Youth Hostels
455- 12th St. N. W.
Calgary 41

Dear Mr. Campbell,

On behalf of the members of the Southern Alberta Zone, Canadian Ski Patrol System I would like to wish you success in your goal of establishing a Youth Hostel in the West Castle area.

Our members feel that there is a dire need for this type of accommodation, especially during the winter when camping is precluded who wish to stay in the area as inexpensively as possible.

The sketch of the proposed building would indicate that such a structure would fit very well with the environment. It would be an attractive and extremely functional addition to the recreation facilities in what we feel is one of the last great "undiscovered" areas in the province.

Many of our members have expressed an interest in accommodation such as yours, and would be interested in using the facilities. Of course we ultimately need facilities of our own right at the mountain, but we have no means of financing such a venture at present.

You have our wholehearted support for your project, and I hope you will be successful in the very near future.

Yours truly,

Bryan F. Wilson
President, Southern Alberta Zone
Canadian Ski Patrol System

980-63



Parks and Recreation Department

PHONE 627-4322

PINCHER CREEK, ALBERTA

P.O. BOX 159
PINCHER CREEK, ALBERTA

February 21, 1973

Alberta Youth Hostels Council
10922 - 88 Avenue
EDMONTON, Alberta


Sirs:

The Pincher Creek Regional Parks and Recreation Board is in receipt of your brief to the Environmental Conservation Authority concerning the establishment of a Youth Hostel on Syncline Brook in the West Castle area. The Board resolved that I should write a letter indicating that the Board is supportive, in principle, of your proposal.

The Pincher Creek School Division and the Pincher Creek Regional Parks and Recreation Board are interested in conducting outdoor education programs and feel that a facility of this nature would facilitate the conducting of these programs.

Best of luck on this venture.

Sincerely,


Hugh C. Waddle
Superintendent
Parks & Recreation

HCW/vaj

THE WILLIAM ROPER HULL HOME

RESIDENTIAL TREATMENT CENTRE FOR EMOTIONALLY DISTURBED CHILDREN

2223-ANDERSON ROAD S.W. R.R. 3 CALGARY, ALBERTA T2J 2T8

WILLIAM ROPER HULL HOME GROUP HOME

WILLIAM ROPER HULL HOME EDUCATIONAL CENTRE

PLEASE FORWARD ALL CORRESPONDENCE TO THE EXECUTIVE DIRECTOR

February 15, 1973.

Mr. Don Campbell,
President,
C.Y.H.A., Mountain Region,
455 - 12th St. N.W.,
CALGARY, Alberta.

Dear Mr. Campbell:

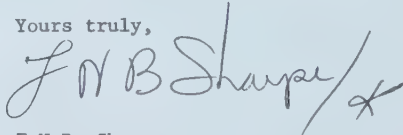
In reply to your letter dated February 8th in which you propose building more "Ribbon Creek" type hostels. The staff and children of the William Roper Hull Home, were delighted to hear this and wish your Association every success in this venture.

One area we would like to suggest is the "Jumping Pound Creek" area and I feel sure this would be very convenient for other Calgary based institutions. Other areas in order of preference would be "Porcupine Hills", and "Clearwater Forestry Reserves".

I might add, being a member of the Association, we make use of the present hostel facilities, summer and winter and look forward to more of them being built.

Thank you for making us aware of your future plans and once again, trust you will have success in your proposals.

Yours truly,



AO:em

F.N.B. Sharpe,
Executive Director.

GOVERNMENT OF THE PROVINCE OF ALBERTA

DEPARTMENT OF PUBLIC WELFARE

SPRUCE CLIFF CENTRE
Spruce Drive, S.W.
Calgary, Alberta
T3C 3A4

FILE NO.....



DATE: March 1, 1973

Canadian Youth Hostel Association
455-12 Street N.W.
Calgary, Alta.

Dear Sirs:

This letter is to indicate our support of the construction of multiple use youth hostels on public land.

Providing for the educational and recreational needs of the teens in our care is at best a difficult task. The type of inexpensive facilities that the Youth Hostel Association provides can ease this task and we hope to be able to make more use of them in the future.

Sincerely

A handwritten signature in cursive script that reads 'R.M. Harding'.

R.M. Harding
Activities Coordinator
Spruce Cliff Home

RMH/t1



LANGEVIN SERVICE CENTRE,
712 - 5th Street, S.E.,
CALGARY 21, Alberta
Phone: 265-9465



February 19th, 1973.

Renfrew Boys' Club.

Mr. Don Campbell,
President,
C.Y.H.A., Mountain Region,
455 - 12th Street N. W.,
CALGARY,
Alberta.

Montgomery Boys' Club.

Dear Mr. Campbell:

Forest Lawn Boys' Club.

This letter is to fully endorse the activities of the Canadian Youth Hostel Association (Mountain Region) in their attempts to develop a chain of mountain hostels and shelters. Organizations like ourselves are realizing the values of outdoor and winter camping programs for our young people. Without overnight accomodation in our foothill and mountain areas, it makes winter outings almost impossible. We rely on the few hostels now available to initiate beginners to winter camping activities. From overnight accomodation in these hostels, youngsters can branch out and learn more advanced camping techniques. With increased use of the few hostels now available, it severely restricts the number of winter exersions our organization can undertake in one year. Recent trends point towards even increased use of these facilities and a real need to develop more such hostels.

Renfrew Girls' Club.

Millican-Ogden Boys' Club.

Camp Adventure

Special Projects

It is therefore the wish of our organization, with a membership of well over 2000 young people between the ages of 8 and 16, that the Youth Hostel Association endeavor to pursue the possibility of developing more hostel accomodations in our foothills and mountain recreation areas.

EXECUTIVE DIRECTOR:
J. Keith Pattinson.

Yours truly,

Al Schaffer

Al Schaffer,
Director - Camping Services,
Boys' Clubs of Calgary.

AS/djn



THE ALPINE CLUB OF CANADA

Canada's National Mountaineering Club

26 Warwick Drive S. W.
CALGARY, Alberta
March 12, 1973

Canadian Youth Hostel Association
Mountain Region
455-12th Street N. W.
CALGARY, Alberta

ATTENTION: Mr. Don Campbell, President

Dear Mr. Campbell:

We understand that the Canadian Youth Hostel Association is undertaking the construction of a number of multiple-use-type hostels in the mountains and foothills regions of Alberta during the next few years. We understand that these would provide overnight accommodation and would have "house-parents" in charge.

With the ever-increasing demand for outdoor recreation in Alberta, this program will be a very positive contribution to the recreational needs of all Albertans, whether or not they choose to become members of the C.Y.-H. Association.

We wholeheartedly endorse your program and hope that you will be able to carry it to a successful conclusion.

Yours very truly,

S. J. Forest
EASTERN VICE-PRESIDENT

CCF:bas



63rd St. Pius Boy Scouts
1404 - 22A Street N.W.
Calgary, Alberta

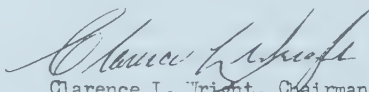
March 20th, 1973

Mr. Don Campbell,
President,
C.Y.H.A., Mountain Region
455 - 12 Street N.W.,
Calgary, Alberta

Dear Mr. Campbell:

Further to your letter of February 28th, 1973 to which I have been asked to reply, it is with pleasure that I write wishing you and your association great success in your planning the construction of greater numbers of hostels throughout the mountain regions. It has always been a pleasure to be able to avail ourselves of the Canadian Youth Hostels in the scouting movement when required. We would certainly have no hesitation in urging the Alberta Government to permit you to build further hostels and expand your services to the youth of today and further generations in the years to come.

Yours sincerely,


Clarence I. Wright, Chairman
Group Committee

CLW/lrw

MT. EISENHOWER (IKE INN) YOUTH HOSTELOVERNIGHTS - OCTOBER 1, 1971 - SEPTEMBER 30, 1972

		<u>Seniors</u> (over 17)	<u>Juniors</u> (17 & under)
October 9, 1971	Junior Forest Rangers	4	18
October 10, 1971	Junior Forest Rangers	4	18
October 16, 1971	4th Elks Triwood Scouts	16	31
October 23, 1971	Janna Bowey & Group	2	4
November 4, 1971	A.T.A. Social Studies Council	19	-
February 10, 1972	Junior Forest Wardens	3	6
February 19, 1972	Braeside Cub Pack	7	34
April 3-5, 1972	Carstairs Recreation	9	15
April 29, 1972	William Roper Hull Home	5	8
May 11-13, 1972	Sylvan Lake School	12	102
May 25, 1972	Assumption Outdoor Education	1	2
May 26, 1972	Assumption Outdoor Education	2	27
May 27, 1972	Assumption Outdoor Education	2	27
June 2, 1972	Carbon School	7	27
June 4-6, 1972	Calabogie Public School	15	99
June 9, 1972	Assumption School	4	30
June 13-15, 1972	Carstairs Recreation Board	9	117
June 16, 1972	Okotoks School	5	24
June 17, 1972	Okotoks School	5	24
July 8, 1972	4th Elks Triwood Scouts	6	19
July 21, 1972	American Youth Hostels Group	1	10
July 22, 1972	American Youth Hostels Group	1	10
July 23, 1972	American Youth Hostels Group	9	2
July 27, 1972	American Youth Hostels Group	11	4
August 7, 1972	Mountain Region Cycle Club	-	10
August 12, 1972	John Cresluk & Group	2	9
August 13, 1972	Ann Cresluk & Group	-	10
August 19-21, 1972	Thomas Kelnan & Group 9CR	6	27
September 20-23, '72	George P. Vanier School	16	124
September 24, 1972	Bishop Carroll Mountain Club	3	12
September 27-30, '72	George P. Vanier School	<u>20</u>	<u>128</u>
	INDIVIDUAL SUMMER & WINTER USEAGE	1,714	497
	JUNIOR (17 & under)	1,475	
	SENIOR (over 17)	<u>1,920</u>	
	GRAND TOTAL	<u>3,395</u>	

980-70

RIBBON CREEK YOUTH HOSTEL
OVERNIGHTS - OCTOBER 1, 1971 - SEPTEMBER 30, 1972

		Seniors (over 17)	Juniors (17 & under)
October 9-10, 1971	Unitarian Canada	12	12
October 23, 1971	Work Party	24	-
October 30, 1971	Work Party	7	1
November 13, 1971	46 Brentwood Cub Pack	7	19
November 20, 1971	Work Party	6	-
December 1, 1971	Work Party	3	-
December 27, 1971	25th Rover Scout Crew	1	7
January 21, 1972	72nd Scout Troup	5	29
February 3-5, 1972	Calgary Boys Club	2	14
February 12, 1972	Swingers Group Y.M.C.A.	4	16
February 12, 1972	4th Elks Triwood Cubs	5	16
March 4, 1972	4th Elks Triwood Scouts	6	7
March 31, 1972	Spruce Cliffs Home	2	14
April 4, 1972	Calgary Boys Club	2	4
April 7, 1972	Roper Hull Home	2	6
April 8, 1972	Killarney Baptist Church	7	11
April 22, 1972	131 D. Pack Varsity Acres	6	26
April 22, 1972	46th Scouts Pack	6	21
April 22, 1972	R.T. Alderman Junior High Ecology Club	2	34
May 2, 1972	Three Hills School Division	-	8
May 20, 1972	Junior Forest Wardens	4	11
June 2, 1972	Langevin Community School	3	26
June 9, 1972	George P. Vanier Jr. High	10	31
June 15, 1972	Shaughnessy Secondary Voc. School	6	34
June 22, 1972	Shaughnessy School	3	9
June 22, 1972	Victoria School	8	50
June 11, 1972	Colin Watson & Group	-	14
July 16, 1972	Dave Mabell & Group	3	10
August 23, 1972	City Recreation Dept.	-	18
August 30, 1972	Faculty of Environmental Design, U.ofC.	362	-
September 22, 1972	Victoria Teen Club	5	34
September 29, 1972	Department of Anthropology	15	-
September 30, 1972	Mount Royal College/Alberta Voc. Centre		
	Calgary Staff Outdoor Educational Workshop	15	4
	INDIVIDUAL SUMMER & WINTER USEAGE	<u>716</u>	<u>360</u>
	JUNIOR (17 & under)	845	
	SENIOR (over 17)	<u>1,259</u>	
	GRAND TOTAL	<u>2,104</u>	

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

In the final analysis you want to have hostels separated by a reasonable distance of about 40 or 50 miles. Is that correct?

MR. RATHBONE:

That's correct.

MR. KINISKY:

Your early developments will be set up against the mountains in places like Cadomin for example, and other developments will follow later. What are we talking about when we say "later"?

MR. RATHBONE:

Basically, I think we're talking about hypothetical future development since later development would depend largely on how well the initial 15 youth hostels are received. We would expect that the initial 15 youth hostels would be developed over a period of five to ten years. Response to the increased demand, which we feel will be realized, would be the determining factor in the development of later hostels.

MR. KINISKY:

So for these early developments then you're looking at transportation in the conventional sense, buses or something like that, as a means of bringing in the young people. Subsequently, for these smaller developments, the young people can move from place to place on bicycles, on foot or by whatever method they choose.

MR. RATHBONE:

That's correct, although it should be understood that in the day of the 10 speed bicycle 40 or 50 miles between hostels is a reasonable distance. We would expect that these initial 15 hostels would also be used by recreational users, cross-country skiers in the winter for example.

MR. KINISKY:

What happens when we try to move a youngster all the way from Hinton to Grande Cache by bicycle? That's a pretty good trip on a truck.

MR. RATHBONE:

As you've noted, the later hostels are for later development. Of course we are not in any sense being rigid or overly specific because we propose these hostels as a very general sort of suggestion. At the moment we feel that this is the way we would like to respond to an increasing demand in the future. However, a large part of our response would depend on what happened in the interim, such as what the province did in the way of developing roads.

MR. KINISKY:

What happens as far as access from the cities is concerned? For example, is there a hostel anywhere between Edmonton and Hinton?

MR. RATHBONE:

Not at the present time.

MR. KINISKY:

This is something that would be in the future?

MR. RATHBONE:

That's quite correct, but of course it's not in the eastern slopes.

MR. DOWLING:

There has been some concern expressed by people who perhaps do not understand the youth hostel movement and equate youth hostellers with transient youth. Without going into too many gory details, could you make a separating definition between the activities of youth hostellers and the activities of transient youth?

MR. RATHBONE:

Well that limits me, doesn't it? I'm sure that many people in the audience are familiar with youth hostelling in Europe and that is what we are trying to promote in Canada. But because Canada is less densely populated than Europe, our activities are necessarily much more organized. In other words, these hostels are separated from the cities by some distance. This means that school groups must use buses, therefore it's very highly organized. Of course all of these school groups bring their own chaperones and their own teachers.

As far as recreational use is concerned, you find that a great many hostels in Europe are very close together and therefore it's possible for people to go on walking tours in the summer. This isn't practical in Canada, so our members tend to be bicyclists and skiers.

To distinguish us from transient hostels and to distinguish our members from transient hostellers, I suppose you could say that a CYHA member goes to a hostel for some purpose other than getting to the hostel, whereas my experience with transient hostels is that young people go to these places for no apparent purpose or for a purpose which is not connected in any vital way with the area in which the hostel is located. Furthermore, our hostels are primarily located in undeveloped wilderness areas, whereas transient hostels tend to be located in populated centres where transients congregate.

MR. DOWLING:

Among other things, I gather that the organization and supervision of youth hostels are key factors in making a separate definition of these groups. With respect to supervision, what sort of problems do you face in acquiring suitable houseparents for each youth hostel?

MR. RATHBONE:

The answer to that question may require a brief bit of history. I think it should be noted that over the past five years our organization has experienced a growth in use of approximately 20 to 25 per cent a year. This has caused severe problems. However, it has also opened a great many opportunities that were not open five years ago. Five years ago we were a completely voluntary organization and we had no trouble obtaining volunteer houseparents, people who would

take their families and live in the houseparents' quarters in our youth hostels for two weeks or a month in the summertime. Since the demand has increased so greatly, it has become a more taxing responsibility than it was five years ago.

At present we are having great difficulties securing the services of adequate houseparents without paying them, and we are finding it necessary to pay them. We developed our proposals for the eastern slopes on the assumption that we would be paying houseparents. In addition to giving them free accommodation, we would be paying them a sum in the order of \$300 or \$400 a month I would assume. This would make them full-time houseparents. Hopefully it would eliminate a lot of our operating problems.

MR. DOWLING:

You may be able to find employment for some of the transient youth.

MR. RATHBONE:

I would like to squelch that statement before ...

MR. DOWLING:

I'm awfully sorry. I didn't mean to put words into your mouth. We'll let it be known that the origin of the thought was not yours.

MR. RATHBONE:

I would just like to carry this a little further before it gets carried out of the room. We have found in general that our best houseparents are older people, retired people. They're a very desirable and very limited resource from our point of view. However, there is a fairly limited supply of retired people who could handle a class of even properly supervised 12 year olds.

I would suggest as an alternative a young couple perhaps saving for a home of their own. They could live in a hostel for a period of two or three years while they're saving. Of course our operating practice of being closed from 10:00 in the morning until 4:00 in the afternoon would make it possible for the husband of this couple to hold an outside job at the same time. So I think this is a possibility which we'll be exploring more in the future.

MR. DOWLING:

You have asked for a number of small parcels of land upon which individual hostels could be constructed and developed. What else is incumbent upon government in order to make this chain of youth hostels a success?

MR. RATHBONE:

The question is so perceptive I can only conclude that somehow you have access to our accounts. Incidentally, being a federally chartered society under the federal Companies Act, we are required to have a yearly audited statement and these can and will be made available to the Authority.

I'll give a brief outline. Our revenues are derived from three sources: the \$1 overnight fee, membership fees and the operation of two sporting goods stores, the Mountain Shop in Edmonton and the Hostel Shop in Calgary. These revenues would probably be adequate to

allow us to develop this chain of 15 hostels at the rate of perhaps one hostel a year or one hostel every two years. We feel that we could do this comfortably. If, however, it was considered desirable by the Authority that this chain be developed sooner, I'm afraid we would be looking for government support either in terms of outright grants or long-term, low-interest loans.

MR. DOWLING:

In the event that land were leased to your organization, do you have a priority list of sites which you would like to develop?

MR. RATHBONE:

We have to a certain extent. First, we have purchased land in Calgary and we plan to develop a hostel there in the future. We are also negotiating for land in Canmore, so I would expect that a Canmore youth hostel would be next on our list. Beyond this it's largely a matter of access to hostels because the remainder of the hostels that we've suggested, except for the one at Bragg Creek, are on the forestry trunk road which at the present time is not really adequate to give access in the wintertime. So our response would depend on the actions of the government in the upgrading of the forestry trunk road.

MR. DOWLING:

Would you be dependent upon the upgrading and winter maintenance of the forestry trunk road in order to make the chain of hostels a success?

MR. RATHBONE:

We're not interested in establishing a youth hostel which would be a financial drain on the organization.

MR. DOWLING:

Is your membership exclusive?

MR. RATHBONE:

Membership is not at all exclusive. It is open to anyone. Our membership fee is \$10 a year for senior members and \$5 a year for junior members. Furthermore, access is available to all kids through any school group. They all go to school, don't they? A lot of them belong to Scouts, church groups and similar organizations and membership is available at only \$10 per group. So that's fairly inexpensive.

MR. DOWLING:

What about the traveller who comes along the road and is not a member of your organization? It's pouring rain, he has to hole up some place and you're the only place within the next 20 miles. Does he get in?

MR. RATHBONE:

Speaking as an occasional houseparent, I think you have to be realistic and fairly humane about this. If it's a reasonable night and I wouldn't mind sleeping out myself, I'd give him the gate. If it's raining and he's cold and hungry, well, what can you do? Sometimes you don't even charge them the overnight fee. You just let them chop wood in the morning or something like this.

MR. DOWLING:

Speaking specifically about the Athabasca basin, you have one youth hostel designated for Cadomin. What activities would you carry on at Cadomin?

MR. RATHBONE:

Even though I have been to Cadomin, I'm afraid that I would still have to refer that question to Mr. Hurst. I should say that the Cadomin hostel has been very favourably received by the town itself. They have even expressed an interest in perhaps going into this with us financially. Users of this hostel would be primarily school groups. However, I'm not really familiar with the activities they would be carrying on there, so I would like to ask Mr. Lorne Hurst, the Secretary-Treasurer of the Youth Hostels Council, to answer that question.

MR. HURST: [From the floor]

Lorne Hurst.

The first and primary activity at the Cadomin youth hostel would be field studies. We have selected Cadomin as our first site in the Athabasca River basin, principally at the request of the Yellowhead School Division. We are working with the Yellowhead School Division, the towns of Hinton and Edson and the community of Cadomin. The Cadomin recreation board is working closely with us. It will be essentially a community-based organization at Cadomin with strong participation and membership from the Hinton-Edson area.

In addition to students from the west Yellowhead area, we would have students from other parts of Alberta. We see them coming in by school bus from points as far away as Grande Prairie, Cardston, Medicine Hat - you name it - probably leaving on a Monday from their home area and going home on a Friday. That would give them Tuesday, Wednesday and Thursday as full days in the Cadomin area.

Before they leave, their teachers will be supplied with resource materials including information on the natural and political history of the area, archeological features, commerce, geography and industry. It will be as comprehensive as we can make it so classes will have well-rounded field studies by coming into the area. While they are there their whole course of studies will be essentially under the direction of their teachers and leaders.

Our houseparents may be some very suitable local people or they may be people who have come in and who have been selected by local people.

In addition to the school use there will be our own membership use. These are the people who pay \$10, perhaps in Edmonton, Red Deer or Jasper, and will come for recreational activities such as hiking. There's a very good two day hike from Cadomin to the Miette Hot Springs area through the Piddle Pass. Another good hike is down through Mountain Park into the southern area. When the road is paved cyclists could come to Cadomin. Other activities would be cross-country skiing, mountain climbing and photography.

MR. DOWLING:

Would the open pit mining carried on in the area conflict with your activities?

MR. HURST:

It may well figure as part of the course of studies for school children coming into the area. We may work closely with the mining company and ask them to share some of their facilities with us.

The location of the hostel has been selected very carefully because Cadomin is noted for its winds. Big storms come up suddenly and make things a bit miserable. The site is on the old trail leading up past what is now the minesite and it's out of the wind, accessible and very close to the main road. So we don't see a conflict. It's not near the Luscar mine and it's not near the lime mine. It's across on the other mountain and we don't see any problem.

DR. TROST:

You said that you may require a new organizational structure and perhaps a new financial structure if you go ahead with these new hostels. Have you handled that part?

MR. RATHBONE:

We've had operating difficulties in the last few years because of the influx of transients on the highways. We've suffered a lot of vandalism. Our membership use has increased over the last five years at a rate of approximately 20 to 25 per cent a year. This has made us realize that our past and present operating structure as a voluntary service organization is becoming inadequate, therefore we intend to become somewhat more professional with the hiring of full-time houseparents and at least two full-time overall managers or supervisors of operations.

DR. TROST:

Would you retain the same corporate structure that you now have?

MR. RATHBONE:

Essentially that's true, yes.

DR. TROST:

It wouldn't take a new act or anything of that sort?

MR. RATHBONE:

No.

DR. TROST:

Will the Crown land you use be on a lease basis?

MR. RATHBONE:

I would presume that would be the most suitable arrangement. We have no particular desire for the land itself. I would presume that even a licence to this land, with some assurance that development would not impinge too closely on our natural area would be quite sufficient.

DR. TROST:

In terms of years, what kind of lease or licence do you think you need?

MR. RATHBONE:

The type of hostel we are suggesting would be large enough for approximately 50 beds, and at the present time this would cost approximately \$60,000. To make this worth our while we would have to have at least a 30 year lease.

DISCUSSION ON CANADIAN YOUTH HOSTELS ASSOCIATION PROPOSAL

DR. LAYCOCK:

Dr. A. Laycock, Alberta Geographical Society.

In its discussions concerning these hearings the Alberta Geographical Society has strongly supported the proposals of the Youth Hostels Council. I would like to add a personal comment of support. Two of my three children have spent the past year in Europe where in many countries there is strong government support of the development and maintenance of youth hostels. Their very educational year was spent relatively cheaply and effectively largely because of this organization and the governments supporting it. I would favour similar support in Canada, but failing that, help in site location would be a very useful step.

DR. POWELL:

John Powell, representing the Federation of Alberta Naturalists.

First, I'll state that we are in support of the proposals of the Youth Hostels Council. But we do have some questions. One of them is, why do you require 200 acres on Kootenay Plains? We are a bit perturbed about hostels of just one size, the \$55,000 or \$60,000 plan. We'd like to know to what extent the youth hostels are thinking about flexibility. We foresee much greater use in a centre like Bragg Creek or Canmore. Do they have enough built-in flexibility to start off with a bigger hostel in such a place?

We are also a bit concerned about use by school groups. What happens if the youth hostel has, say, a busload of 40 students with chaperones and then a crowd of members arrives and there's not enough accommodation for the individual members?

My final question is, will these hostels be connected with any trail developments?

MR. POPE:

T. Pope, Canadian Ski Scene.

Where do the people using hostels come from, or what is the scale of Albertans, Canadians and non-Canadians? I'm curious about the history and what you expect for the future.

DR. HABGOOD:

Dr. H. Habgood, Alpine Club of Canada.

I note that you are moving in the direction of having permanent houseparents. I would just like to say that the Alpine Club has found that maintenance and general ecological awareness increases tremendously if you have somebody in a hut all the time, not only maintaining the hut but just creating a good atmosphere. This also helps to alleviate the problem when you arrange accommodation for one large group and then a group of members comes. If you have somebody on the site he can perhaps squeeze people up a little bit. Otherwise the large group which arrived first might tend to be very forbidding and the members may just camp around the area and perhaps cause a lot of degradation.

MR. W. FLOOK:

For the record I wish to state that in addition to the support contained in submissions brought before the Authority in the public hearings held to date, the following individuals and groups have submitted letters expressing their support for the Canadian Youth Hostels Council proposal:

Mr. G. B. Hawley, Acting Associate Director of Curriculum,
Alberta Department of Education
Mr. Terry Gamble, Mountain Region Cycle Club, Calgary
Mr. H. G. Sherk, Associate Director of Curriculum,
Alberta Department of Education
Mr. Robert Russell, Leader, Liberal Party of Alberta
Mr. J. C. Hamilton, Edmonton
Mr. Donald Wales, Calgary
Mr. Harold Jepson, Superintendent of Schools,
County of Mountain View No. 17
Miss Eleanor McMurtry, Calgary
Mr. D. J. Malcolm, Calgary
Dr. Gerald W. Hankins, Calgary
Miss Phyllis Timperly, Alberta Bicycle Association
Mr. L. Bateman, Edmonton
Mr. Ron Patrick, Edmonton
Mr. David Beckman, Consultant in Continuing Education,
Edmonton

MR. RATHBONE:

First, I'd like to thank Dr. Laycock for supporting our proposal.

Dr. Powell asked a very pertinent question regarding the 200 acres which found its way into our initial proposal for the Kootenay Plains hostel. I'd just like to clarify that by reading the statement I made at the Rocky Mountain House hearing:

Originally a hostel had been proposed on the site adjacent to the Kootenay Plains and a request had been made that a 200 acre natural site be reserved at a location adjacent to the hostel for purposes of nature study. These requests were mistakenly submitted however, as a proposal for a 220 acre site for the hostel itself. Moreover it has recently come to our attention that the area is already a source of contention. Since we have no desire to intrude into the presently existing controversy, we have decided to revise our submission and now propose that Whirlpool Point Hostel be established on a 2 acre site near the David Thompson Highway at a point some 4 miles west of the Kootenay Plains.

I think I could say that was a mistake on our part which came about at a time when we had not researched sufficiently the sites of the hostels.

Dr. Powell was also curious about the flexibility of our hostels. I believe that perhaps due to the impossibility of presenting all the possible solutions to our problem we did not give you enough information. What we have presented at the front of our official Proposals for Education and Recreation submission is that these 15 hostels be built more or less along the lines of the Ribbon Creek Hostel which is, I believe, a 48 or 52 bed hostel. This hostel, although there may be inadequacies in its design, has served its purpose very adequately for five years. It's a cedar log building and as you know cedar log buildings are very flexible. You can take parts off when you initially build them and add them on later or you can

make additions to the hostel like those represented by the drawings in our proposal.

In addition to this, I don't think we're as inflexible as we may appear. We've received support from the Calgary School Board in which they suggest that a minimum size for a hostel acceptable to them would be 60 beds and we're taking this under advisement. But it isn't really a problem because the concept of hostel design has been so well explored in Europe that there wouldn't be an additional cost to us. There have been books published on hostel designs. These books contain hundreds of designs. When we start looking at individual sites and at the use we anticipate those sites would receive our proposals will be more site-oriented.

Regarding the problem of conflicts with school groups and individual recreational users, the hostel has two large dormitories and four smaller dormitories. So the problem can be partially handled by putting the individual users in the small four bed dormitories, and the school groups in the large dormitories.

Mr. Hurst has expressed a desire to handle the fourth question on trail developments, so I'll leave that to him.

Mr. Pope of Canadian Ski Scene asked us about who uses our hostels and the scale of use. That is a very difficult question. I would suggest that from October until the first part of May the use is overwhelmingly school groups and recreational users from the Calgary and Edmonton areas. From May to October the use is overwhelmingly non-Albertan. It's foreign and primarily American although this summer there has been a large influx of people from Germany, France and Japan in particular, which is I suppose a response to the changing foreign currency situation. A large number of American cyclists use our hostels on an organized cycle trip basis. They take trips from Jasper to Calgary on their bicycles.

We would expect that the pattern of use of our proposed eastern slopes hostels would be similar to the pattern in the mountain region. However, I think it would be realistic to expect that at first the eastern slopes hostels would be used more by Albertans than by foreigners because it would take foreigners a longer time to become familiar with the area.

Lastly, I would like to thank Dr. Habgood of the Alpine Club for his comments, suggestions and general support.

MR. HURST:

Lorne Hurst.

Dr. Powell's fourth question dealt with our involvement with trail developments. This June, July and August, we have a three man team investigating trail development possibilities in areas near the original 15 hostels. They are about half through their job now. This naturally is a preliminary type survey insofar as potential development could be considerable in the eastern slopes. We will produce booklets describing the trails. We will make proposals to the Department of Lands and Forests asking for their concurrence or their liaison with us. Of first importance is their approval for the development of trails and secondly, working in liaison with them in the actual development if they do give us permission.

We think trails are a very important part of outdoor recreation. There are cross-country ski trails as well as hiking trails. Some

trails will probably lead through areas of archeological and natural interest and others will be useful for activities such as mountain climbing and canoeing.

SMOKY RIVER BASIN PROPOSALS



ENVIRONMENT CONSERVATION AUTHORITY



1061-1

TORRENS RIVER RECREATION RESORT

A Brief Presented to the

ENVIRONMENT CONSERVATION AUTHORITY
GOVERNMENT OF THE PROVINCE OF ALBERTA

for

APPROVAL IN PRINCIPLE

Prepared By

Torrens River Recreation Company

April 16, 1973

Presented By: D.H. O'Donnell

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1. INTRODUCTION

It is the purpose of this brief to set out the main features of a multi-purpose recreational facility. The facility proposed will encompass winter activities such as snowshoeing, skating, cross-country and downhill skiing, and summer activities such as nature education, camping, hiking, horseback riding, and fishing.

Due to the isolation of the proposed site, adequate living accommodations, both passive and active, should be provided within our proposal. The primary access to the site in the winter is intended to be an existing abandoned airstrip that will be upgraded. The use of the airstrip and the dependency of the proposal on air access to the site will provide a unique development and a minimal impact of transportation disturbance on the environment.

The prime directive in the preparation of this proposal is the integration of man's recreational requirements and the natural elements existing at the site. We have prepared a team of concerned environmental scientists, designers, and engineers that will produce a coordinated effort to efficiently use the area producing as minimal an impact as possible. Any effort to expose the public to a natural site will only be partially successful because nature and man's structures are inherently incompatible. With this in mind, we can attempt to limit the conflicts and produce a project that harmonizes with the existing site as much as possible.

When considering the relative values of natural features in the area, Kakwa Falls must be regarded as a unique feature. There seems to be a great deal of value in providing a camping and recreation facility "near" the falls, yet sufficiently far enough away to protect the falls from the devastation of masses of people that one envisages as part of the park concept. Initially we feel the proposed site is properly located so as to limit the number of people that make the effort to reach the falls. The distance will also naturally restrict the amount of excess litter a traveller carries to the falls.

1. INTRODUCTION (continued)

A successful proposal, from the public and from the development point of view, will have to achieve the following objectives:

1. Maximum preservation of the existing wildlife, vegetation and watersheds. It will be in the interest of the developer to achieve this preservation, as it is the nature of the area that will attract facility users.
2. Harmonious integration of land uses and man's structures.
3. Provide sufficient and necessary opportunity for public contact with a wilderness area.

The objectives as set out can be most efficiently achieved by employing concerned environmental designers who will guide the project to insure proper respect for the fragile environment in which we intend to work.

SITE LOCATION. The site is located on the following maps. It is 8 to 10 miles from Kakwa Falls, the highest falls in Alberta, and located near the base of Mt. Robson, the highest peak in the Canadian Rockies; Miscellaneous Lease 965, located on Pt. N.W. 14 and S.W. 23, twp. 61-13-W6. The initial lease contains ten acres and the use of the adjacent areas leased by Proctor and Gamble.

APPROACHES. The main access to our proposed site will be by air transportation.

Road access from Grande Prairie is an all weather gravel road, 75 miles long. Possible upgrading will need study. The road access from Grande Cache will need further study as to the advantages in relation to cost. The site is about 35 miles from Grande Cache but is not

1. INTRODUCTION (continued)

APPROACHES. (continued)

presently accessible from a road.
Initially it would appear desirable
to provide this access.

Bicycle access to the site should be evaluated from Grande Cache, and these trails should be provided separate from the roads. The encouragement of access by bicycle in the summer could create a desirable reduction in auto traffic. Bicycle trails might also be considered as a means of transportation from the site to Kakwa Falls.

SITE CHARACTERISTICS. The land at present appears to be undisturbed natural growth with ravines and mountains. Small lakes, tributary rivers, Torrens River and Kakwa River are all stocked with fish providing stream fishing and canoe fishing.

The soil is gray wooded soil with a short growing season which indicates the plant life is probably of a fragile nature. Vegetation is mixed deciduous and evergreen woodland.

The character of the site is picturesque natural rolling land with no apparent external influences of man. The feeling of seclusion is a quality that should be retained as much as possible by the proposal.

1. Topography

A rise of 1,700 feet along the Torrens Ridge for proposed hiking trails and ski runs is a natural feature of the

1. INTRODUCTION (continued)

SITE CHARACTERISTICS. (continued)

1. Topography (continued)

Local topography. The lower slopes appear to offer plateaus that will be useful for both the hiking and skiing activities. The ridge is 2 1/2 miles from the site area.

2. Mt. Robson

The site affords a picturesque view of Mt. Robson that is open, unobstructed, and framed by adjacent mountains. It is one of the best views possible of Mt. Robson.

3. Kakwa Falls

The site is located about 8 miles from the highest falls in Alberta. The elevation rise is 900 feet in the 8 miles and can provide an interesting walking trail to the falls.

11. DEVELOPMENT PROPOSAL

Briefly, the scope of the proposal covers multi-use recreational opportunities in an undisturbed natural area. Provisions will be considered for cross-country and down-hill skiing, showshoeing, hiking, horseback riding, camping, fishing, and a nature interpretation centre. The elements that are required to support these activities and the proposed phasing are outlined in the "PROGRAM ELEMENTS" section of this proposal.

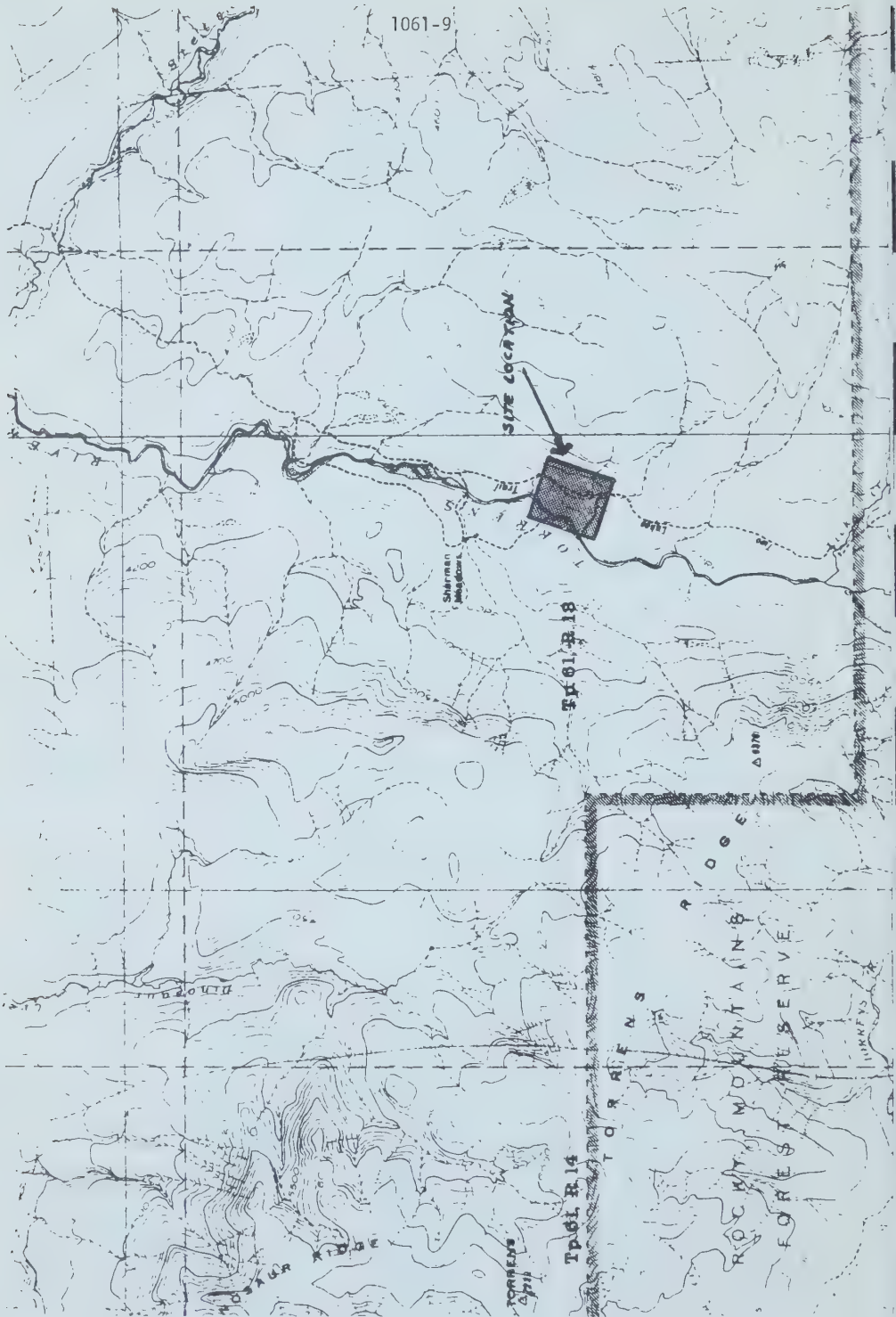
11. DEVELOPMENT PROPOSAL (continued)

Supportive facilities of our proposal such as kitchens, cafeterias, and lounges could be used by the North-West Canadian Youth Hostels Association. This group is currently proposing the development of a hostel in the Kakwa Falls area. If they could make use of these facilities, the cost of their proposed hostel could be considerably reduced. The developers are most receptive to including the Canadian Youth Hostels Association in the proposal.

An additional advantage of including the CYHA is that the development concept will have direct input from the "youth" of Canada who should become involved with planning the future of "untouched" recreational areas such as this. The procedures of design and development priorities could be of value in setting a precedent for many other areas with future recreational potential.



1061-9



111. SERVICING

The first observation in regard to providing the necessary services to an isolated site is that the service systems, while being inter-dependent are totally independent of any other systems, with the exception of energy supply.

In keeping with one of the prime objectives of this proposal, that of conservation of the area's plant and animal natural resources, the proposed systems may entail a larger capital expense than conventional systems. The areas of service of particular concern in this regard are:

1. Refuse disposal,
2. Sanitary sewage disposal,
3. Control of energy source exhaust.

The following is a brief description of the proposed service systems.

WATER SYSTEM. The water supply shall be from the Torrens River and shall be treated to the satisfaction of the local Board of Health as well as conforming to the "Provincial Board of Health Regulations Respecting Water Supplies 346/71 (Division 10)".

REFUSE DISPOSAL. The refuse disposal system to be used is that recommended by the Provincial Board of Health Regulations Respecting the Control of Refuse Disposal Systems 273/71 (Division 12).

The system is generally referred to as a modified landfill system. The system consists of an open pit in which the refuse is placed and covered over periodically with back-fill. The location of the landfill site has yet to be determined,

111. SERVICING (continued)

REFUSE DISPOSAL (continued)

however, it will be a minimum of one-half mile from the river or any other proposed buildings.

SANITARY SEWAGE DISPOSAL SYSTEM.

The sewage disposal system to be used will probably be of the septic tank - sub-surface disposal field type depending upon further analysis of soil conditions. The system shall be regulated by the Department of Manpower and Labour's publication titled "Private Sewage Disposal" Fifth Edition. The final system will be determined by what is most ecologically viable.

ELECTRICAL POWER. Electrical power shall be provided by an on-site generator with standby generator or emergency power source incorporated.

COMMUNICATION SYSTEMS. Alberta Government Telephones shall install a 25 watt general mobile communication system with a highly sensitive antenna.

IV. PROGRAM ELEMENTS

PHASE 1 SUMMER FACILITIES. The following elements shall form the program for summer activities developed in phase 1.

1. Hiking trails will be developed to provide access to:
 - a. Torrens Ridge
 - b. Surrounding wilderness areas and lakes.

IV. PROGRAM ELEMENTS (continued)

PHASE I SUMMER FACILITIES (continued)

1. continued

c. Kakwa Falls

d. Two Lakes

The lengths of these trails should differ so as to allow various age groups a variety of choices in hiking distances with special concern for the aged and handicapped.

- i. Self-guiding trails to offer the visitor an opportunity to experience the wilderness for himself. Information and orientation signs, as well as smaller markers to indicate distances will be provided.
 - ii. Nature study trails where plants and other natural features will be labelled with their common and scientific names, as well as distinguishing characteristics.
 - iii. Special use trails for the handicapped to allow these individuals and groups the opportunity to explore or experience a wilderness area. Special facilities for wheelchairs, rope lines to guide blind visitors, and interpretive braille labels will be provided.
2. Bicycle (motorless) trails, separate from access roads and hiking trails should be developed to provide access:
- a. from Grande Cache to the Torrens River area

IV. PROGRAM ELEMENTS (continued)

PHASE I SUMMER FACILITIES (continued)

2.

b. to Kakwa Falls

c. along the Torrens River (North and South) into wilderness areas where the topography allows for such access.

3. Horseback riding trails should be wide enough for two horses.

The use of horseback riding trails will be rotated in order to allow for regeneration of vegetation.

4. Camping facilities will be developed to accommodate:

a. tents

b. tent camper trailers

There should be a variety of campsites and camp densities, with the main camping area providing the necessary washroom, shower, water, and electrical facilities, and a general campers' supply outlet. It appears that there could be an advantage in providing additional tent campsites located:

a. at selective sites along the Torrens River

b. near Kakwa Falls

c. at Two Lakes

IV. PROGRAM ELEMENTS (continued)

PHASE I SUMMER FACILITIES (continued)

4. continued

Campground sites:

Phase I 75 total

Phase II 150 total

Phase III 300 total

5. A nature interpretive and information centre will be provided for in the focal area of the main camp site with facilities for:

a. nature talks

b. slide shows

c. movies

and designed so as to allow for maximum audience participation.

6. An indoor swimming pool, 25 meters by 15 meters, in conjunction with saunas and showers will be developed adjacent to the lodge facilities.
7. Fishing. Lakes and streams are well stocked and provide an excellent recreational opportunity.
8. Canoeing on Two "Lakes".

IV. PROGRAM ELEMENTS (continued)

PHASE II SUMMER FACILITIES. The following elements shall form the program for summer facilities developed in Phase II.

1. Additional and further development of various trail systems.
2. Campsite facilities - phase II: 150 sites
3. Extension of walking trails and possible bicycle (motorless) trails to Kakwa Falls.
4. Development of 50 units for the Canadian Youth Hostels Association.
5. Upgrading of maintenance operations.

PHASE I WINTER FACILITIES. The following elements shall form the program for winter activities developed in Phase I.

1. Cross-Country Skiing. Many of the existing summer hiking trails, as well as other designated areas, can be effectively utilized during winter months.
2. Downhill Skiing. The intent is to develop a recreational area that will meet the demands of the beginner, the intermediate and expert skier.
3. Snowshoeing. Existing summer hiking trails, self-guide trails, nature study trails, as well as other designated areas, can be effectively utilized during the winter months.
4. A skating rink will be provided for near the lodge facilities.

V. STRUCTURAL ENVIRONMENT

1. Accommodation Facilities

a. Lodge

- restaurant for 125 people
- cafeteria snack bar related to ski lodge
- coffee shop for 75 people
- tavern for 250 people
- banquet room about 80' x 40'
- kitchen, coolers, and storage

ancillary facilities such as toilets, chair storage, staff lockers, living facilities, maintenance buildings.

b. Pool with sauna and showers

c. Over-night accommodations for:

- Phase I - 75 units
- Phase II - 75 units additional
- Phase III - 100 units additional

Future expansion provision for all facilities.

2. Recreational Facilities

a. Ski equipment and camping sales

b. Ski patrol facilities

- first aid
- mobile first aid station

3. Ski lifts. The lengths and number of lifts to be determined after necessary feasibility studies.

V. STRUCTURAL ENVIRONMENT (continued)

4. Stables and corrals will be provided for riding horses.
5. Quarter Horse Reserve. A quarter horse reserve is being proposed for a portion of the area. This portion of the development will be located so as to isolate it from the day to day activities of the lodge.
6. Airstrip for winter and summer use with the necessary maintenance facilities.

VI. ANALYSIS OF MARKET DEMAND FOR YEAR-ROUND USE

It has often been noted that this province does not have enough controlled access to the mountainous areas to the West. This proposed development is to be designed to permit this access but also to protect the elements that draw people. It must be noted here that the prime feature of the development will be the fact that the primary access will be by aircraft. Drive-in clientele, by way of Hinton, Grande Cache, Grande Prairie (by way of the forestry road) is considered to be secondary.

The following populations can be used to justify immediate market area for the proposed site*.

Edmonton	540,641
Edson	4,060
Hinton	4,690
Grande Cache	3,417
Grande Prairie	13,444
Red Deer	27,571
C.D. #11	980,995
C.D. #14	43,110
C.D. #15	168,658

Total estimated market population 1,696,272

*"Populations of Alberta Communities and Municipal Districts",
Department of Municipal Affairs, Government of Alberta.

VI. ANALYSIS OF MARKET DEMAND FOR YEAR-ROUND USE (continued)

In addition, when the uses and the uniqueness of the site become known, the rest of the province, Eastern Canada, and Western Canada will become potential areas from which to draw clientele.

ECOLOGICAL RESTRICTIONS.

It is proposed that the site be used year round with the exclusion of March and April. This period must be restricted to the public use because of the adverse affects which may result from use during the spring thaw and run-off season. This time will allow the site to dry out thoroughly and for sensitive vegetation to establish itself.

FALL AND WINTER USE Fall and winter use will be restricted to five months, October to February. From the meteorological data, snow is plentiful during these months. The site will tend to take the pressure off Jasper, as far as skiing is concerned, for those who are willing to take the trip through Grande Cache. It is estimated that approximately 4.1% of Canadians ski*. Therefore, using this figure and applying it to the potential settlement area populations previously mentioned, the potential number of skiers for the proposed site is as follows:

Edmonton	18,476
Edson	166
Hinton	192
Grande Cache	140
Grande Prairie	551
Red Deer	1,130
C.D. #11	40,220
C.D. #14	1,768
C.D. #15	6,915
Total	69,763

*P. S. Ross & Partners, Economic Impact of Skiing in Canada, 1971

VI. ANALYSIS OF MARKET DEMAND FOR YEAR-ROUND USE (continued)

FALL AND WINTER USE (continued)

This does not include out of province skiers (primarily from Saskatchewan) which may account for an additional 1% (+ 700 persons).

By 1999, the population in the areas mentioned is expected to increase by an average of 2.26%*. Therefore, if the skiing portion of the population remains the same, past trends indicate that it will probably double by 1999, the potential population market for 1999 will be a minimum of approximately 1,222,400**.

School Boards throughout the province will be invited to use the site at a reduced rate for winter camping, hiking, and outdoor education.

* Red Deer Regional Planning Commission, "An Analysis of Alberta Resources", 1972

** Ibid

SPRING AND SUMMER USE. Spring and summer use will be restricted to five months, May to September. This use fits in with the Alberta government's expressed need for developing camping sites. As a result of the airstrip, special excursions into the Northern part of Alberta and B.C., in addition to the Southern part of the Northwest Territories and Yukon, will be possible.

PROPOSED MULTIPLE-USE COORDINATION

It is intended to have the facility open ten months of the year with multiple-use occurring more as an overlap of seasons rather than of

VI. ANALYSIS OF MARKET DEMAND FOR YEAR-ROUND USE (continued)

PROPOSED MULTIPLE-USE COORDINATION

activities in the same season. A yearly calender of proposed activities is presented as an example of this planning.

SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MAY	JUNE	JULY	AUG.	
										1. BOATING
										- canoe
										- row boat
										2. CAMPING
										- winter
										- summer
										3. FISHING
										- lake and stream
										- ice fishing
										4. SKIING
										- downhill
										- cross-country
										5. SHOWSHOEING
										6. TOURS OF AREA
										7. HIKING
										- touring
										8. OUT-TRIPPING (hiking and
										fishing orientated - overnight
										stay of at least one night)

VI. ANALYSIS OF MARKET DEMAND FOR YEAR-ROUND USE
(continued)

ECOLOGICAL AND CONSERVATION CONSIDERATIONS. Conservation and sensitivity to the environment will be the basis upon which seasonal programs will be initiated, developed and operated. Users will be continually reminded by an on-site promotional advertising campaign that they are there to appreciate the surroundings not to deteriorate them.

VII. ESTIMATED PHASE I CAPITAL COSTS

TRAIL SYSTEMS

1. Hiking Trails
Nature Trails
Self-guiding Trails
2. Horseback Trails
3. Bicycle Trails

MAIN CAMPSITE

1. Water, electrical, washhouses, (showers, toilets) roads, (asphalt surfacing).

NATURE AND INFORMATION CENTRE

LODGE FACILITIES

1. Accommodation - 75 units
2. Restaurant for 125 people
3. Cafeteria, Snack Bar for 150 people
4. Coffee Shop for 75 people

VII. ESTIMATED PHASE I CAPITAL COSTS

LODGE FACILITIES (continued)

5. Tavern for 250 people
6. Banquet Rooms
7. Kitchens

STAFF QUARTERS

1. Managerial Staff
2. Supportive Staff - 20 to 30 people

MAINTENANCE BUILDINGS AND MACHINERYSKI AND CAMPING SUPPLIES OUTLETSKI PATROL FACILITIESSKI LIFTS - PHASE ISTABLES AND CORRALSAIRSTRIp UPGRADINGSERVICES

Total	\$2,200,000.00
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VIII. CONSULTANTS

The following firms and consultants will be used to design the facilities and to collect the base data to determine the design.

The Prime Consultants are Wayne Scott - Environmental Design, a firm of architects and landscape architects. Supportive consultants are Renewable Resources Ltd. for environmental research; P.E./Recreation Research and Planning Ltd. for recreation advisor; Suvan, Fettig and Associates Ltd. for municipal engineering consultants; and Lance White Development Consultants for feasibility research.

WAYNE SCOTT - ENVIRONMENTAL DESIGN

WAYNE SCOTT

Landscape Architect
Architect
Environmentalist

EDUCATION

Masters Programme
New York State School of Landscape
Architecture - 1967¹

Bachelor of Architecture
Syracuse University
School of Architecture - 1966

PROFESSIONAL MEMBERSHIP

The Professional Institute ...
Alberta Recreation and Parks Association
National and Provincial Parks Association
Canadian Youth Hostels Association
Specification Writers Association
Alberta Association of Architects
Member of Royal Architectural
Institute of Canada

SPECIAL INTERESTS

Preservation of existing landscape and its
blending into the development of man's
buildings.
Photography

EXPERIENCE

Principal of Wayne Scott - Environmental Design
since July, 1970.

Presently working on various landscape and
architectural projects in Central, Northern
Alberta and the Northwest Territories. The
major landscape projects undertaken by this
firm total in excess of \$6 million.

WAYNE SCOTT - ENVIRONMENTAL DESIGN

MICKI RENEHAN

Environmental Co-ordinator
Landscape Designer

EDUCATION

History Major at Syracuse University, 1962
Computer Operations Training, IBM, 1968-69
Certificate in Ecology, N.A.I.T., 1971
Certificate in The Flora of Alberta, N.A.I.T., 1972
National School of Conservation, 1973

MEMBERSHIPS and COMMITTEES

The Wilderness Society	Nature Conservancy of Canada
The Audubon Society	Ottawa Field Naturalists Club
Ducks Unlimited	National Wildlife Federation
Sierra Club	Edmonton Natural History Club
Canadian Field Naturalist	Canadian Wildlife Federation
Soil Conservation Society	Ecological Society of America
Canadian Nature Federation	Alberta Recreation & Parks Assoc.
Federation of Alberta Naturalists	Canadian Recreation & Parks Assoc.
Canadian Youth Hostels Assoc.	Smithsonian Institute

National & Provincial Parks Association of Canada
National Parks & Conservation Association
Citizens Advisory Committee on Outdoor Education
for the Department of Culture, Youth & Recreation,
Province of Alberta

SPECIAL INTERESTS

Environmental Team Projects, Cross-Country Skiing,
Conservation, Photography, Painting, Hiking
Canoeing, Saint Bernard Breeding

EXPERIENCE

Wayne Scott - Environmental Design
Environmental Co-ordinator since 1970

L.G.L. Ltd.
Environmental Research Associates
Western Regional Manager, 1971 - 73

Telecommunications - Computer Industries
Technician - Librarian, 1961 - 69

WAYNE SCOTT - ENVIRONMENTAL DESIGN

JOEY OCHMAN

Design Consultant

EDUCATION

Bachelor of Arts
University of Alberta, 1969

Masters of Architecture Programme
University of Manitoba, 1970

SPECIAL INTERESTS

Sculpture
Photography

EXPERIENCE

Wayne Scott - Environmental Design
Edmonton, Alberta, since May, 1972

Poole Construction
Edmonton, Alberta

Stanley Associates Engineering Ltd.
Edmonton, Alberta

WAYNE SCOTT - ENVIRONMENTAL DESIGN

GARRY ONYSKO

Landscape Architect

EDUCATION

Bachelor of Environmental Studies
University of Manitoba
Faculty of Architecture - 1971

Masters of Landscape Architecture
Programme
University of Manitoba
Department of Landscape Architecture
1973

SPECIAL INTERESTS

Geology, Fossil Collection
Biological - Ecological Study and
Conservation
Photography

EXPERIENCE

Wayne Scott - Environmental Design
Edmonton, Alberta, since April, 1973

University of Manitoba
Landscape Research Group

Manitoba Hydro
Environmental Controls
Winnipeg, Manitoba

P.E./RECREATION RESEARCH & PLANNING LTD.

DENNIS HOWARD O'DONNELL

Recreation and Facility Planner

EDUCATION

Master of Science in Recreation Administration,
Research and Planning, University of Oregon,
1970

Ph.D. Program at the University of Waterloo
in Recreation Regional Planning and Resource
Development

Bachelor of Physical Education,
University of Alberta, 1963

PROFESSIONAL MEMBERSHIPS

National Recreation and Parks Association
Recreation Institute of Canada
Canadian Parks and Recreation Association
The Professional Institute, Alberta Recreation
Parks Association

EXPERIENCE

President, Senior Planner and Founder of
P.E./Recreation Research and Planning Ltd.

Planning Consultant, Area and Facility
Planning, Recreation Branch, Department
of Culture, Youth and Recreation,
Government of Alberta

Chairman, Facilities Committee, H & P.E.
Specialists Council, Alberta Teachers'
Association

Member of Standing Committee of Alberta
Teachers' Association, Health and Physical
Education Specialists' Council, to study
standardization and specifications for
Alberta physical education facilities.

RENEWABLE RESOURCES CONSULTING SERVICES LTD.

Renewable Resources Consulting Services Ltd. provides services in diverse areas of natural resource management and ecological consulting. These include wildlife management, habitat evaluation, land use inventory, forestry, fisheries and water quality assessment. Impact surveys and subsequent recommendations for minimizing or avoiding environmental degradation have been the major activities. Services have been provided to industrial clients, federal and provincial governments, and private individuals.

Following is a list of projects undertaken by Renewable Resources Consulting Services Ltd. which are pertinent to the subject of this proposal:

- Study of outdoor recreation legislation and needs in Canada. A preliminary study for the Canadian Council of Resource Ministers.
- Study of the potential for recreational hunting and waterfowl development on the lower mainland of British Columbia. This study was co-sponsored by the Canadian Wildlife Service and the British Columbia Fish and Wildlife Branch.
- Comprehensive studies of ungulates including caribou, Dall sheep, and moose are being carried out for Canadian Arctic Gas Study Ltd. in connection with a proposed gas pipeline from Prudhoe Bay, Alaska to Emerson, Manitoba. This study entails assessment of potential impact to these animals and research into methods for minimizing any anticipated adverse effects.
- Ecological impact studies for a proposed dam and diversion development in Alberta. Mammals, birds, fishes, and their habitat were assessed to determine ramifications of a proposed dam on the Pembina River. This study was carried out for the Alberta Water Resources Division of the Department of Agriculture.
- Assessment of current timber harvesting practices in western Alberta. This report, prepared for the Alberta Fish and Game Association, included recommendations for improvement of many aspects of forestry practices and administration designed to protect the environment and adhere to the principles of multiple use planning.
- Mackenzie Highway Overview Study. Development and analysis of ecological information pertaining to the highway construction and maintenance.

LANCE WHITE DEVELOPMENT CONSULTANTS

LANCE D. WHITE

Development Consultant
Project Manager

EDUCATION

Bachelor of Science in Civil Engineering
University of Alberta, 1971

MEMBERSHIPS

Association of Professional Engineers,
Geologists and Geophysicists of Alberta

SPECIAL INTERESTS

Politics
Travel

EXPERIENCE

Cherry Engineering Ltd.
Municipal and Structural Consultants
Edmonton, Alberta

Fred H. Ross and Associates Ltd.
Contractors - High Arctic
Cambridge Bay, N.W.T.

Elsro Asphalt Ltd.
Manufacturers
Edmonton, Alberta

Pro-Man Projects International Ltd.
Project Managers and Contractors
Edmonton, Alberta

SUVAN, FETTIG & ASSOCIATES LTD.

Municipal Engineering Consultants

PRINCIPALS: Anton J. Fettig, P. Eng.: Bachelor of Science
University of Alberta
Civil Engineering - 1952

Norman Suvan : Alberta Land Surveyor
Alberta Land Surveyor

EXPERIENCE: Major developments consist of numerous country living projects involving total development concepts where sewage disposal and water supply systems were evaluated and designed.

QUESTIONING BY THE AUTHORITY

MR. KINISKY:

What evidence have you that there will be sufficient snow for downhill skiing?

MR. O'DONNELL:

We have analysed the maps prepared by the Department of Lands and Forests which indicate this is an area of maximum snowfall. I can't give you the exact number of inches. With the approval of the commission we will go ahead and further analyze the snowfall on that site.

MR. KINISKY:

I asked the question because as a meteorologist I happen to know there is no snow data for the area. I'm also wondering if you appreciate the fact that determining your snow cover is not just a matter of precipitation but also a matter of measuring snow courses over a long period of time.

MR. O'DONNELL:

We're working on provincial data. If we were not held up by this particular land freeze, we would have determined whether the snowfall is adequate by now.

MR. KINISKY:

In one year you can determine this?

MR. O'DONNELL:

I can't answer the question directly. I will have to go to the people who can provide us with this information. That's where we are now. Provincial information seems to indicate the snowfall is there. Whether you agree or disagree, we'll have to prove it later with further study.

MR. KINISKY:

The Kakwa Falls proposal has extremely limited access. Are you in general agreement with the proposal?

MR. O'DONNELL:

Yes, we are. We also see Kakwa Falls as a wilderness area. We're about 18 miles from there. With two or three ridges we'd have to go over, the ground travel to that particular site is quite rough. We see our service radius as no more than 15 or 20 miles from the core site, so we're not infringing on that area at all, although it may be a unique hiking trip.

MR. KINISKY:

When was the last time you were in there?

MR. O'DONNELL:

It was about six weeks ago.

MR. KINISKY:

Six weeks ago we looked at the site. I was rather surprised at the quality of the road, at least along the airstrip.

MR. O'DONNELL:

They've really kept up that road because of the Two Lakes traffic coming down from Grande Prairie. However, the access from Grande Cache is very limited now. When I was talking to people from the Chamber of Commerce and town council, one fellow said it is completely washed out as a result of the flooding last year at Smoky River. So we don't have any access right now from Grande Cache.

MR. KINISKY:

Are you familiar with the new road proposal from Grande Cache to Grande Prairie?

MR. O'DONNELL:

Yes.

MR. KINISKY:

Approximately how far would that road be from your proposed site?

MR. O'DONNELL:

It would depend on which alternative was taken.

MR. KINISKY:

I think it's Route No. 3, the more westerly one.

MR. O'DONNELL:

I'm just familiar with the alternatives. I haven't really measured the exact distances for No. 3.

MR. KINISKY:

Would it be 20 or 25 miles?

MR. O'DONNELL:

I can't say.

MR. KINISKY:

How much land would you need? This is the total requirement of land outside of the original site.

MR. O'DONNELL:

We're looking at between 5 and 10 acres for concentrated development on the original site. The inside core of trails close to the site would have no more than a 5 to 7 mile radius. Tripping out or maximum movement from the site would involve not more than 15 to 20 miles.

MR. KINISKY:

How much access will be allowed to the public who are not direct clients of yours?

MR. O'DONNELL:

We hope because of the kind of development and the program we're offering everyone visiting the site would be a potential client. However, this is a matter that we haven't considered yet.

MR. KINISKY:

What are your thoughts concerning recreation vehicles, trail bikes, skidoos and such equipment?

MR. O'DONNELL:

We do not want them at all, either on the site or in the area.

MR. KINISKY:

You were saying that you want to use the Kakwa River for your water supply.

MR. O'DONNELL:

No, I did not say that. I said this requires further study. We may have a stream or a well in the area that we can draw on.

MR. KINISKY:

I asked the question because there is such a tremendous difference in flow rates between winter and summer. It also relates to your sewage disposal.

What about the conflicts that may exist? For example, you've suggested that a timber lease currently being used will pull out of there soon...

MR. O'DONNELL:

That was presented by someone else.

MR. KINISKY:

...and I noticed they have been doing some clearcuts in there and have left some alternative strips which haven't been cut. I presume that sometime after the regeneration of these first cuts they'll be starting the next operation. What effect will that have on your proposal?

MR. O'DONNELL:

That site is only about three and one-half to five miles away from us and would have considerable effect on the kinds of programs we're offering, hiking and moving through the area for example. If we're given permission to develop the site, I would hope to have some authority to discourage that kind of development.

However, this could become one of the hiking trails. On one side is reforestation vegetation coming back - not many urban people are aware of the kinds of things that happen - and on the other side we have the cutting of prime lumber in logging operations.

MR. KINISKY:

Have you had any discussions with the current lease holders as to what their future plans may be?

MR. O'DONNELL:

No, we haven't.

MR. KINISKY:

Are there any other conflicts? For example, is there coal in the area that may give you problems later on?

MR. O'DONNELL:

From analysis of provincial data, there doesn't seem to be any major coal seam in that particular area, although Torrens Ridge may hold some. But I am not certain.

MR. KINISKY:

How about oil and gas leases?

MR. O'DONNELL:

Apparently from the Peace River Planning Commission declaration this morning, the capacity deteriorates as it moves into that area.

MR. KINISKY:

You don't know whether you'll run horse trails yourself or lease that out, but there is always the problem of feeding the animals. What sort of plan for that have you in mind?

MR. O'DONNELL:

I'd probably lease them out so they can handle the feeding themselves. We'd like to have the animals on hand for local sightseeing and we'd simply bring in a person who knows the ins and outs of this kind of development and take his recommendations.

MR. KINISKY:

In essence, hauling in the feed.

MR. O'DONNELL:

One technique is to use the meadows in the immediate vicinity. While driving up here you probably saw a lot of horses lose in the area. After the season is over the outfitters turn the horses loose, let them go for most of the summer and recapture them for use in the fall.

MR. KINISKY:

You very wisely outlined a preliminary environmental impact study with continuing study during the course of construction. Would you also continue the study after you've had people there over a period of years to see if there is degradation of any kind?

MR. O'DONNELL:

Yes, we would. This is a unique opportunity to contribute to the kind of research that relates to site capacity, the use of different methods to maintain trails, rotation systems and this sort of thing. I see it as a unique pilot project on particular aspects of this planning.

MR. KINISKY:

Some of the trails you develop will be within the vicinity and others will probably be some distance from the central location. If you're going into a trail rotation scheme you will require some control over the use of those trails. When you take the trail out you don't want anybody on it so this will be extensive control of public access.

MR. O'DONNELL:

We would like to have everyone start from the lodge or the main development area. However, it's pretty hard to control people coming in from outside. It's like a golf course in a residential area. You get the fence up but it's pretty hard to stop that guy starting on the third hole at 7 o'clock in the morning.

MR. DOWLING:

How many visitors would you accommodate at a single time?

MR. O'DONNELL:

This would depend on the time of the year. Page 13 outlines the first phase of summer development of 75 campsite facilities and I think that's the only one we can look at now. The campsite could be divided for both trailers and tents.

On page 15 we have a lodge that would have a restaurant seating approximately 125 people and a cafeteria for 75. These are cumulative numbers. We are looking at people using it at a particular time; a tavern for approximately 250 people and overnight accommodations for 75 people. I would estimate, with tenting and accommodation in the lodge, an initial capacity of approximately 150 people.

MR. DOWLING:

How many staff do you think would be required to service the operation?

MR. O'DONNELL:

We would need staff in the neighbourhood of 15 to 20. But I'm just guessing.

MR. DOWLING:

With visitors and staff we might estimate a total of approximately 200 people.

MR. O'DONNELL:

There are two aspects of staffing, one for the facility, the other for programs. You would add another 10 to 15 people for programs such as trail riding, hiking and so on.

MR. DOWLING:

What market area do you expect to serve?

MR. O'DONNELL:

The planning team and the client see the main draw from the Peace River block, especially Grande Prairie. This is the first major recreation development in that area, so they certainly would see it as a boon. They are using Two Lakes quite a bit now.

I would see the second market area as the movement of people from Highway 16 going to Jasper. The overflow traffic from Jasper would come through Grande Cache and up to the site. We really have two major tourist arteries on either side of the area, Highway 16 and Highway 43. We have tremendous potential there.

MR. DOWLING:

Would you expect people from Edmonton?

MR. O'DONNELL:

Yes. Our preliminary analyses involved census districts 11, 14 and 15 because we felt this to be the area of greatest access. But I'm sure once the uniqueness is advertised we will be drawing from other areas, Saskatchewan people coming up for skiing, the Jasper crowd and so on.

MR. DOWLING:

Has the choice of your site been predicated on the existence of an adjacent airstrip?

MR. O'DONNELL:

It has been determined by the fact that our client has an option on a piece of land in that particular area. The fact that the airstrip happens to be there is an added feature. We would not build an airstrip on another site if we had to move.

MR. DOWLING:

Would you require a protected area around the development so that you could have your trail rides, hiking, cross-country skiing and so on, or would you lease an area sufficiently large to carry out all your activities?

MR. O'DONNELL:

The lease would relate to the immediate site. The use of the area surrounding it would relate to trespass rights. This is what we'd be negotiating after that.

MR. DOWLING:

You would need some protection then?

MR. O'DONNELL:

Not necessarily for all the land, but certain areas of it.

MR. DOWLING:

How do you feel about the airfield becoming an important aspect of your operation? It is not an all-weather airfield, and I'm sure there are times when the forestry service not only can't fly in there but the pilots don't want to land because it gets too muddy. What are your feelings about guests? If you get them in there you also have to get them out. What are you going to do when people arrive with their airplanes and they're stuck in the mud on the airstrip?

MR. O'DONNELL:

Obviously we'd bus them out to meet their schedule.

The Alberta Forest Service seems to think we could reach an agreement to upgrade the airstrip to be an all-weather strip. In addition, we could share the maintenance of the site, but they would still like access to it during the summer months. We have still to analyze - and this falls into Mr. Kinisky's further statement about snow conditions - the exact number of days of flying during the winter period. These being the restrictive factors, we would either continue it or drop it accordingly.

MR. DOWLING:

What auxiliary developments would you expect in conjunction with your own operation? Would you expect a service station in the area?

MR. O'DONNELL:

No, we don't anticipate that kind of development.

MR. DOWLING:

What about servicing the aircraft?

MR. O'DONNELL:

There is a fuel stash on the site right now. If more buildings were required, we'd put them in. We're not considering auxiliary facilities that do not relate directly to the program of the site. We're only 35 miles from Grande Cache, which means ample subservices, although there is a distance. Developments that are ski-orientated, such as Sunshine for example, are isolated this way. They may have service stations on-site, but I haven't been there.

The big run is from Grande Prairie into the site. We don't anticipate supplying that kind of facility right now, but if it did come, we would hope it would be developed by the local residents from Grande Cache and Grande Prairie rather than us.

MR. DOWLING:

How many miles is it from Grande Prairie to the site?

MR. O'DONNELL:

We're approximately 125 to 130 miles from Grande Prairie. From Hinton we're another 125 to 130 miles, so it's equidistant from the two centres.

MR. DOWLING:

Would considerable road improvement be required to make your operation viable?

MR. O'DONNELL:

The proposed highway would certainly have an influence on traffic through that area.

MR. DOWLING:

Is there a proposed highway through the area?

MR. O'DONNELL:

The Department of Highways has done a study with regard to a proposed highway.

MR. DOWLING:

There would be a considerable public investment in building that particular road which, obviously, would have to service more than your specific development because of the high cost of bringing it to a standard adequate for travel, especially in the wintertime.

MR. O'DONNELL:

The proposition I'm talking about, which you are certainly aware of, is the extension from Grande Prairie to Hinton. I don't see a 70 mile an hour strip such as Highway 16. I have to refer again to the Kananaskis. I thought that article in Weekend gave us a criterion for planning in the future. Driving into Grande Cache two days ago, we were kept down to 50 and 60 miles an hour because of the conditions of the road and this certainly directed attention to the kind of environment we were going through. I would hope they would consider this in putting that extension from Grande Prairie through to Grande Cache and Hinton.

MR. DOWLING:

Are you familiar with the Foothills Resource Allocation Study which has been under preparation for some time? Is this of any value to you?

MR. O'DONNELL:

Certainly, if we could get at the information. One of the reasons I presented my brief in Edmonton, on behalf of the Alberta Recreation Parks Association, was with regard to a data bank. It's great to have studies, but at the present time it seems that departments hoard their information and are not willing to share it, particularly with private individuals. This is certainly not to the good of the people.

MR. DOWLING:

Would this information be of value to your study for this development or do you think you would need additional information?

MR. O'DONNELL:

I think a lot of it is there, obviously because of the terms of reference. But with regard to that site, we would have to do on-site adaptation of that particular data. This is standard with every proposal.

MR. DOWLING:

We're very much at the conceptual stage right now, so we can't talk about hard dollars. But in your view is it going to be difficult to raise funds in order to develop this proposal?

MR. O'DONNELL:

No.

MR. DOWLING:

Assuming that you had an immediate go-ahead, how long would it take you to develop a final master plan?

MR. O'DONNELL:

The first restricting factor, of course, is how much information is available, what access we have to it and how much we would have to do on our own. I think the range would probably be between four to six months.

DISCUSSION ON TORRENS RIVER RECREATION RESORT PROPOSAL

MR. KYLLO:

Leo Kylo, Western Conservation Foundation.

Mr. O'Donnell and the planning committee have integrated the various disciplines in the planning process right from the start. However, one of my concerns is the distance from any present access facility other than the airstrip.

The airstrip is possibly a source of contention in itself. The present use will be quite limited and upgrading has been suggested, but how far do you upgrade an airstrip? Do you upgrade it to accommodate not only small planes but fairly complete air services?

Access by road is vital to the viability of such a project. Presently we don't know about this access. The road might go fairly close to the site and it might not. There might not even be a direct all-weather link between the Grande Cache and Grande Prairie areas. A development of this nature requires a road so perhaps the road has to come first. If it does come first, it should because of its own merits and not necessarily due to the potential use of the Torrens River site.

I would suggest there are alternative locations available although perhaps not sites that have a present lease or an option held by a particular developer. But around the Grande Cache area, with an existing airstrip, highway and rail link, I think an alternative site could be found with perhaps as high a potential as the Torrens River site. It might be a little farther from the Grande Prairie market area, but I don't think it would be that much farther if a road is developed.

Control over this large block of land is something to be concerned about. A lease on the development site would be required, but I don't think any exclusive right including that of forbidding trespass on the surrounding area should be allowed. Public land should not be held under exclusive lease, at least not in large blocks. I would suggest that maybe a site of up to 300 or 400 acres could be held exclusively under a recreational lease, but any other trail or recreational development extending from that should only be on a licence which would not provide exclusive use.

It has been suggested that trails will be located and that the Kakwa Falls will be protected due to its distance. But it always seems that people are the hardest animals to control and if you suggest they go somewhere they are quite likely to do just the opposite. Perhaps some management plans can be worked out, but it should be quite seriously considered at this point.

The environmental concerns of pollution and sewage treatment are to be considered. In the conceptual stage we needn't be too concerned about these but we feel they should be closely examined later.

MR. BUHOLZER:

Bill Buholzer, Peace River Regional Planning Commission.

We would like Mr. O'Donnell to tell us more about his clients; specifically, who his clients are, where they live and if they have any previous experience in this kind of development.

This morning both the Grande Cache Chamber of Commerce and the new town of Grande Cache supported this proposal on the grounds that it would contribute to the economic viability of their community. Does Mr. O'Donnell believe the proposed resort, situated as it is some miles away from the town, will help Grande Cache in an economic sense? If he feels it will, we would like him to specify how.

You have obviously attempted to provide for a range of visitors to the proposed resort, young and old and handicapped people. Do you anticipate the development will be within the economic reach of all Albertans or just those able to afford air travel or somewhat circuitous ground travel to the area?

On page 16 you have a list of estimated market populations some of which appear to be duplicated. For example, I believe Edmonton is within Census Division 11. Edson and Hinton are within Census Division 14 and Grande Cache and Grande Prairie are within Census Division 15, so those figures have been counted twice.

Also would Mr. O'Donnell clarify the demand figures given on the succeeding pages of the proposal in light of Dr. Powell's comments this morning regarding the percentage of people who do not leave our major metropolitan areas in pursuit of outdoor recreation experiences? Dr. Powell mentioned that 84 per cent in Calgary leave the city only once a year and that 50 per cent do not leave at all.

It is our understanding there are already some outfitters in the area around Torrens River. Has Mr. O'Donnell looked into the operations of these people and anticipated the effects the Torrens River Recreation Resort will have on them?

You mentioned in your proposal that the spring break-up in this area occurs around March. We would like you to either confirm that figure or change it, because May seems to us to be a more accurate break-up time for this part of the region.

You have proposed quite a wide range of facilities for the resort. It's the impression of some of the commission members that a number of these facilities are a bit far removed from the wilderness experience that the Torrens River area can offer; specifically, a tavern accommodating 250 people. We would like your reaction to that.

Regarding the location of the resort, the proposed area is within the Procter and Gamble pulp agreement area, and it is also immediately north of Horne Ridge which is a prime site for an open pit coal mine. How would logging and mining affect the attraction of this development for prospective customers?

Lastly, will this proposal be presented at the hearings in Grande Prairie or is this the only presentation?

MR. O'DONNELL:

With regard to Mr. Kylo's questions, distance is presented to the planning team as one of the restrictive factors, so we have no control over it. That is the site we're working on and there is nothing else we can say about it. I agree, other sites may have greater potential. However, we are working on this particular site and that's the limitation right there.

We've talked about aircraft to a couple of airlines, one out of Grande Prairie and one out of Lethbridge. They seem to feel the size of the aircraft is compatible with the space there and no extension of runways or increase in aircraft size would be required, relative to

the size of the groups of people we'd be bringing in. Let me stress that we don't want to turn it into a jetport which was the reaction some people had in Edmonton. That is not our intent. I stress again, the airstrip happens to be there and we're going to take advantage of it. If it was not there we would not build an airstrip. I think this unique access provides another kind of experience people can have in getting into the site.

With regard to road access, until a year ago when the Smoky River washed out the access from Grande Cache, there was access from both Grande Prairie and Grande Cache. We would not hope that the government would base its road building on our particular proposal. This would be ridiculous. But we would hope they'd take a look at the broader impact of the movement of people through this area as it affects not only Grande Cache, the focal point, but also Grande Prairie and Hinton which are jumping-off points to this particular area.

With regard to control of people moving from the site, we would hope they would have to go through our site in order to experience what we're promoting here.

My next answer is to Mr. Buholzer regarding the client. I am not at liberty to give you complete information, and I have the right to withhold that information. However, one of the major shareholders in this particular consortium is a gentleman by the name of Mr. George Isberg of Grande Prairie Agencies. That's about all the information I can give you at this particular point.

Grande Cache gave us their support based on the fact that our development would contribute to their economy, and I still believe that. So I disagree with the statements you're making with regard to Grande Cache.

Is the kind of program we're promoting within the economic reach of all Albertans? Yes, I believe it is.

With regard to the market figures, the analysis and the material that we went to, you're right.

With regard to the demand figures from the study that was done in Calgary I would have to see other studies done in Edmonton, Grande Prairie, Lethbridge, possibly Camrose and other city developments in Alberta in order to take them as the reflection of all urban population movements.

We have not contacted the outfitters in the area. We do not know what the effect of our development would be on their operations. Obviously we are in an area that would conflict with hunting as well as backpacking. We'd have to work this out with them.

With regard to the spring break-up, I did not say it was in May. I only indicated that we would allow a period of approximately eight weeks in our initial proposal for dry-up. Spring, as you know, does not always come at a particular time of the year. It can range between two and four weeks either way.

The auxiliary facilities are simply proposals at this time. This is a business venture. When people are not engaged in the program offered by a private, commercial, recreation site, the tavern provides a very lucrative type of income. It's a money-maker, let's face it.

However, the area we allow would not only serve as a tavern - the first thing that comes to people's minds is a drunken hall - but

would allow for a breakdown into smaller areas. The Alberta Liquor Control Board is breaking down large halls into smaller ones and allowing children into the areas where liquor is being served. One of the proposals - and my sons will be happy with this, they're only seven and four - may allow them to drink beer in the presence of their parents. Maybe we'll have this legislation by that time, and the family experience can really be promoted. Having had experience in the United States I can say that it's not always a drunken experience to have liquor in a particular area. It can be controlled and I think the parents can do this. So, just because we propose at this time a 250 person tavern does not mean we're promoting drinking or that kind of activity.

Yes, the logging and mining would detract from the attraction of the site, because we depend on the natural features of that area to serve as a drawing card for the activities we offer.

~~MAY 22 '75~~